

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated NOVEMBER 10, 2015, and the Deed of Trust of even date, securing said Note recorded NOVEMBER 18, 2015 in Book 1083, at Page 403-417, as Document #177550, in the Register's office for McMinn County, Tennessee, executed by **BRENDA C. KING, AN UNMARRIED MAN**, conveying the certain property described therein to **CHARLES E. TONKIN, III**, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MORTGAGE INVESTORS GROUP, its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record AUGUST 11, 2026 in the Register's office for McMinn County, Tennessee in Book 12, at Page 532-535, as Document #277036.

WHEREAS, the owner and holder of the Note has declared the entire indebtedness due and payable and demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

NOW, THEREFORE, notice is hereby given that an agent of Marinosci Law Group, P.C., as Successor Trustee, pursuant to the power, duty and authority vested in and conferred upon said Successor Trustee, by the Deed of Trust, will on September 24, 2026 at 02:00 PM at the front entrance of the McMinn County Courthouse, 6 East Madison Avenue, Athens, TN 37303 offer for sale to the highest bidder for cash, and free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in McMinn County, Tennessee, described as follows:

Land in the First Civil District of McMinn County, Tennessee, without the corporate limits of any municipality and being more particularly described as follows:

BEGINNING at an iron pin in the North of County Road 100 at the Southwest corner of the lot herin described and the Southeast corner of lot know as 955A County Road 100; thence with 955A lot North 39 degrees 22 minutes 28 seconds East 289.56 feet to an iron pin; thence South 61 degrees 43 minutes 43 seconds East with the center line of ditch 131.49 feet to an iron pin; thence South 38 degrees 01 minutes 15 Seconds West 310.12 feet to an iron pin set in the North line of County Road 100; thence with said line of said road North 52 degrees 39 minutes 45 seconds West 136.45 feet to an iron pin, the POINT OF BEGINNING according to a survey by William Roberts, TRLS No. 510, dated October 28, 1997, and being Drawing No. 97-338.

TOGETHER WITH a non-exclusive easment or right to use a gravel driveway for access to County Road 100, which gravel driveway is located partly in a 25 strip of land (part of the .96 acre lot immediately North of the lot herin described) and partly in in a 25 foot right of way adjacent to said 25 foot strip.

ALSO conveyed herewith is a road or driveway easement for the non-exclusive use of adjoining property owners described as one-half of a 25 foot easement (12.5 feet) along the Westernmose line of said lot. Being the same property conveyed to Brenda C. King from Ginger S. Howard , by Deed of of record in Deed Book 20-0, Page 374, Register's Office for McKinn County, Tennessee. Subject to all easements, restrictive conveyants, and conditions, and other matters of record, including all items set out on any applicable plat of record.

More Commonly Known As: 955B COUNTY LINE ROAD 100, ATHENS, TN 37303

Said sale shall be held subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; to any matter that an accurate survey of the premises might disclose; and subject to, but not limited to, the following parties who may claim an interest in the above-referenced property: CLEVELAND TENNESSEE HOSPITAL COMPANY, LLC DBA TENNOVA HEALTHCARE-CLEVELAND, ESTATE OF BRENDA C. KING, MICHAEL RAY KING, UNKNOWN HEIRS OF THE ESTATE OF BRENDA C. KING, ASHLEIGH MARIE MOSES, VOLUNTEER ENERGY COOPERATIVE, OCCUPANTS/TENANTS OF 955B COUNTY ROAD 100, ATHENS, TN 37303.

To the best of the Successor Trustee's knowledge, information, and belief, there are no other Federal or State tax lien claimants or other claimants upon the subject property which would require notice pursuant to the terms and provision of T.C.A. § 35-5-104 or T.C.A. § 67-1-1433 or 26 U.S.C. § 7425.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The Successor Trustee may postpone the above referenced sale from time to time as needed without further publication. The Successor Trustee will announce the postponement on the date and at the time and location of the originally scheduled sale.

This is an attempt to collect a debt, and any information obtained will be utilized for that purpose.

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