

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated November 4, 2013, executed by DEBRA J. M. BURGESS; CHARLES JOHNSON, to National Registered Agents, Inc., as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATION-STAR MORTGAGE LLC, its successors and assigns, recorded on November 12, 2013 in Book 1044, Page 212, in Instrument Number: 162383, in the Register of Deeds Office for McMinn County, Tennessee, to which reference is hereby made; and

WHEREAS, SELECT PORTFOLIO SERVICING, INC., hereinafter "Creditor", the party entitled to enforce said security interest, having appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee, or its agent, by virtue of the power, duty, and authority vested in and imposed upon said Substitute Trustee, will, on August 13, 2026, at 11:00 AM local time, at the McMinn County Courthouse, 6 East Madison Avenue, Athens, TN 37303, in McMinn County, Tennessee, offer for sale certain property hereinafter described to the highest bidder for cash or certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the Substitute Trustee. The property to be sold is described as follows:

SITUATED IN THE FOURTH CIVIL DISTRICT OF MCMINN COUNTY, TENNESSEE, BEING LOT FOURTEEN (14) IN BLOCK 15 OF THE TOWN OF ETOWAH, ACCORDING TO THE OFFICIAL PLAT OF SAID TOWN AS APPEARS OF RECORD IN DEED BOOK PP, VOLUME 2, PAGES 364-365, REGISTER'S OFFICE, MCMINN COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES JOHNSON AND DEBRA JEAN KRIBBS BY DEED FROM EL-REANE CURTIS RUSSELL RECORDED 11/18/2005 IN DEED BOOK 17H PAGE 127, IN THE REGISTER'S OFFICE OF MCMINN COUNTY, TENNESSEE.

Commonly known as: **711 WASHINGTON AVE ETOWAH, TN 37331**

Parcel number(s): 118B D 035.00 000

In the event of a discrepancy between the legal description, the street address, and/or the parcel number(s), the legal description shall control.

The sale is subject to the following: tenant(s)/occupant(s) rights in possession, if any; 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 state or federal governmental agency; any prior liens or encumbrances; any priority created by a fixture filing; and any matter that an accurate survey of the property might disclose. Additionally, the following parties might claim an interest in the property: **UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF DEBRA JEAN MALONE F/K/A DEBRA JEAN KRIBBS, DECEASED; COURTNEY JACKSON; DAVID BURGEES; KEVIN BURGESS.**

If the United States, the State of Tennessee, or any agency thereof have any liens on the property and are named herein as interested parties, timely notice has been given to them in accordance with applicable law, and the sale will be subject to any applicable rights of redemption held by such entities, as required by 26 U.S.C. § 7425 and/or T.C.A. § 67-1-1433.

The property will be sold AS IS, WHERE IS, WITH ALL FAULTS, and without warranty of any kind, express or implied, as to the condition of the property or any improvements thereon, including but not limited to merchantability or fitness for a particular purpose. The Substitute Trustee makes no covenant of seisin or warranty of title, express or implied, and will only convey the property by Substitute Trustee's Deed. Except as noted above, all right and equity of redemption, statutory or otherwise, homestead, and exemption are expressly waived in the Deed of Trust.

The sale held pursuant to this notice is subject to the express reservation that it may be rescinded by the Substitute Trustee at any time. If the sale is rescinded for any reason, the purchaser shall only be entitled to a refund of funds tendered to purchase the subject property, and shall have no further or other recourse against Creditor, the Substitute Trustee, or their successor(s), assign(s), agent(s), and attorney(s). The right is reserved to adjourn the sale to another day, time, and place certain, without further publication, upon announcement at the time and place for the sale set forth above. Notice of such adjournment will also be mailed to interested parties when required by applicable law.

If you have any questions or concerns, please contact:

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attn: TN Foreclosure
13010 Morris Rd, Ste 450
Alpharetta, GA 30004
(423) 498-7400
tnfc@raslg.com

Please reference file number 26-415571 when contacting our office.

Investors website: <https://www.rascranesalesinfo.com> and <https://www.BetterChoiceNotices.com>

THIS OFFICE MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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