

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated June 27, 2022, and the Deed of Trust of even date securing the same, recorded June 28, 2022, in Book No. T1605, at Page 260, in Office of the Register of Deeds for Loudon County, Tennessee, executed by Jessica L Howard, conveying certain property therein described to Charles E. Tonkin, II as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Investors Group, its successors and assigns; and the undersigned, Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Lakeview Loan Servicing, LLC.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Foundation Legal Group, LLP fka Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by Lakeview Loan Servicing, LLC, will, on **June 3, 2026 on or about 2:00 PM, at the Loudon County Annex Building 101 Mulberry St, Loudon, TN 37774**, offer for sale certain property hereinafter described to the highest bidder FOR **certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all redemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Loudon County, Tennessee, and being more particularly described as follows:

SITUATED in District No. 1 of Loudon County, Tennessee, without the corporate limits of the City of Tellico Village, Tennessee, and being known and designated as all of Lot 13, Block 3, TOQUA COVES SUBDIVISION, as shown on plat of record in Plat Cabinet C, Slide 6, in the Register's Office for Loudon County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Jessica L. Howard, married, by deed from Andrew C. Pearson, Sr. and Trina L. Pearson, husband and wife, dated June 27, 2022, of record in book 450, Page 466, in the Register's Office for Loudon County, Tennessee.

ALSO KNOWN AS: 170 Elokwa Way, Loudon, TN 37774

This sale is 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; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:

JESSICA L HOWARD
SOUTHEAST BANK

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of 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. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record. As of July 1, 2025, notices pursuant to Tennessee Code Annotated §35-5-101 et seq. are posted online at www.internetpostings.com by a third-party internet posting company. **FLG No. 359634**

DATED May 4, 2026

Foundation Legal Group, LLP fka
WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

Publication Date: May 13 & 20, 2026.