

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated MARCH 7, 2025, and the Deed of Trust of even date, securing said Note recorded MARCH 10, 2025 in Book T1728, at Page 619-633, as Document #25002026, in the Register's office for LOUDON County, Tennessee, executed by CONNOR QUINN, SINGLE MAN, conveying the certain property described therein to ADMIRAL TITLE INC., THE ADAMS LAW FIRM, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR UNITED COMMUNITY BANK, its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record JULY 24, 2026 in the Register's office for LOUDON County, Tennessee in Book T1805, at Page 172-173, as Document #26007250.

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 23, 2026 at 02:00 PM at the front entrance of the Loudon County Annex Building, 101 Mulberry St, Loudon, TN 37774 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 Loudon County, Tennessee, described as follows:

Part of Lots 17 and 18, in Block 21, Section 2, as shown on map of Lenoir City, Tennessee, which map is of record in the Office of the Register of Deeds of Loudon County, Tennessee, in Deed Book 9, Page 82, to which reference is hereby given for a more particular description of said property, more particularly described as follows:

Beginning at a point on the Easterly line of C Street, 110 feet North from the intersection of First Avenue; thence in an Easterly direction and parallel to the property line of Lots 17 and 18, and at all places 15 feet therefrom, a distance of 142.5 feet to an alley; thence in a Northerly direction with said alley, 30 feet to a point; thence in a Westerly direction parallel with the property line of Lots 17 and 18, and at all places 15 feet therefrom, to the Easterly line of C Street; thence in a Southerly direction with C Street, a distance of 30 feet to the point of beginning, being the Northern 15 feet off Lot 17 and the Southern 15 feet off Lot 18.

More Commonly Known As: 207 N C ST, LENOIR CITY, TN 37771

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: CONNOR QUINN, OCCUPANTS/TENANTS OF 207 N C ST, LENOIR CITY, TN 37771.

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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