

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated MARCH 22, 2019, and the Deed of Trust of even date, securing said Note recorded MARCH 28, 2019, in Book T607, at Page 499-510, as Document #19010504 in the Register's office for RHEA County, Tennessee, executed by BENJAMIN WILSON AND AVA WILSON, conveying the certain property described therein to MEGAN K. TROTT, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR FIRST COMMUNITY MORTGAGE. INC., its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record JANUARY 6, 2023, in the Register's office for RHEA County, Tennessee in Book T686, at Page 802-803, as Document #23017320.

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 February 28, 2023 at 12:00 PM at the front door of the Rhea County Courthouse in Dayton, Tennessee 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 Rhea County, Tennessee, described as follows:

LOCATED IN THE SECOND CIVIL DISTRICT OF RHEA COUNTY, TENNESSEE: LOT THIRTY-EIGHT (38), WATTS BAR LANDING, PHASE THREE (3), AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4, PAGE 39, IN THE REGISTER'S OFFICE OF RHEA COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON.

RESTRICTIONS AS SET OUT IN INSTRUMENT RECORDED IN BOOK RS2, PAGE 231 AND DEED BOOK 363, PAGE 742, SAID REGISTER'S OFFICE.

DRAINAGE EASEMENT AS SHOWN BY DOTTED LINES, OR AS SPECIFIED ON SAID PLAT.

THIRTY-FIVE (35) FOOT, BUILDING SETBACK LINES AS SHOWN BY DOTTED LINES, OR AS SPECIFIED ON SAID PLAT.

CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS, EASEMENTS, ETC., AS SET OUT ON RECORDED PLAT.

SUBJECT TO EASEMENTS, NOTIFICATIONS, SETBACK, RESTRICTIONS AND RIGHT OF WAYS AS SHOWN IN PLAT BOOK 4, PAGE 39 AND DEED BOOK 364, PAGE 400 IN THE REGISTER'S OFFICE FOR RHEA COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO AARON T. BERNDT, SINGLE AND ALLISON ROTHWELL, SINGLE (NOW ALLISON BERNDT) BY WARRANTY DEED FROM CHARLES P. VOIGT AND KAY V. HICHS. SAID WARRANTY DEED DATED NOVEMBER 22, 2005 AND RECORDED NOVEMBER 23, 2005 OF RECORD IN BOOK 364, PAGE 400 IN THE REGISTER'S OFFICE FOR RHEA COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN WILSON AND WIFE, AVA WILSON BY WARRANTY DEED OF RECORD IN DEED BOOK 473, PAGE 615, IN THE REGISTER'S OFFICE FOR RHEA COUNTY, TENNESSEE.

More Commonly Known As: 121 CREEK VIEW DRIVE, SPRING CITY, TN 37381

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: SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AVA WILSON, BENJAMIN WILSON, OCCUPANTS/TENANTS OF 121 CREEK VIEW DRIVE, SPRING CITY, TN 37381.

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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