

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated December 18, 2017, and the Deed of Trust of even date, securing said Note recorded December 19, 2017 in Book 2504, at Page 1015-1029, as Document #810093, in the Register's office for BLOUNT County, Tennessee, executed by DANIEL G MILLER, UNMARRIED, conveying the certain property described therein to TROY D. BROWN, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ATLANTIC BAY MORTGAGE GROUP, LLC, its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record October 17, 2025 in the Register's office for BLOUNT County, Tennessee in Book 2832, at Page 1305-1307, as Document #3019237.

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 December 2, 2025 at 10:00 AM at the Blount County Courthouse, 345 Court Street, Maryville, TN 37804 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 Blount County, Tennessee, described as follows:

Situated in District No. Nine (9) of Blount County, Tennessee, within the City of Alcoa, and being known and designated as all of Lot No. 113, Block 10, South Hall Subdivision, as shown on map of same of record in Map File 175A in the Register's Office for Blount County, Tennessee, to which map specific reference is hereby made for a more particular description thereof.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Blount County, Tennessee.

BEING AND INTENDING TO BE the same property conveyed to Daniel G. Miller, unmarried, by Warranty Deed dated December 18, 2017 and recorded in Record Book 2504, Page 1013, in the Register's Office for Blount County, Tennessee.

More Commonly Known As: 148 E NEWCOMEN STREET, ALCOA, TN 37701

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: DANIEL G MILLER, OCCUPANTS/TENANTS OF 148 E NEWCOMEN STREET, ALCOA, TN 37701

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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