

NOTICE OF FORECLOSURE SALE  
STATE OF TENNESSEE, HANCOCK COUNTY

WHEREAS, Kayla F. Cameron executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Investors Group, Lender and Charles E. Tonkin, II, Trustee(s), which was dated December 21, 2021, and recorded on December 29, 2021, in Book 94, at Page 440 in Hancock County, Tennessee Register of Deeds.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, Tennessee Housing Development Agency, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on October 30, 2025, at 10:00 AM at the usual and customary location at the Hancock County Courthouse, Sneedville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Hancock County, Tennessee, to wit:

SITUATE in the Sixth (6th) Civil District of Hancock County, Tennessee, and described as follows:

BEING a Tract of 0.585 acres of the Lenore Wallen and part of The Dennis Wallen Property, as shown by plat of record in the Register's Office for Hancock County, Tennessee in Plat Cabinet 2, Page 91C, to which plat reference is here made for a more particular and complete description.

THIS CONVEYANCE is made and accepted SUBJECT TO any setback lines, easements and restrictions as shown on plat of record aforesaid.

BEING the same property conveyed to Kayla F. Cameron by Warranty Deed of Charlotte W. Ussery and Dennis Wallen of record in the Register's Office for Hancock County, Tennessee in Book V94, page 437-439.

Parcel ID Number: 045C A 014.00  
Address/Description: 175 Wallen Street, Sneedville, TN 37869  
Current Owner(s): Kayla F. Cameron  
Other Interested Party(ies): Mortgage Investors Group  
USDA, Rural Development Guaranteed Loan

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; a deed of trust; and any matter than an accurate survey of the premises might disclose; and

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. 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.

The website of the third-party internet posting company that is posting this advertisement pursuant to §35-5-101(a)(2) is: [WWW.BetterChoiceNotices.com](http://WWW.BetterChoiceNotices.com)

This office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee  
c/o Tennessee Foreclosure Department  
4360 Chamblee Dunwoody Road, Suite 310  
Atlanta, GA 30341  
PH: 404-789-2661 FX: 404-294-0919  
File No.: 23-14146 FC02  
9.24.25, 10.1.25 order# 261079/Reference # 23-14146-FC02