

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated JUNE 26, 2020, and the Deed of Trust of even date, securing said Note recorded JULY 6, 2020 in Book 1, at Page 1407-1418, as Document #116409, in the Register's office for MCNAIRY County, Tennessee, executed by TRAVIS L RASMUSSEN AND SASHA RASMUSSEN, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, conveying the certain property described therein to CARTER STANFILL & ASSOCIATES, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR STOCKTON MORTGAGE CORPORATION, its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record JULY 2, 2026 in the Register's office for MCNAIRY County, Tennessee in Book 38, at Page 2985-2987, as Document #145919.

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 August 26, 2026 at 02:00 PM at the southwest door of the McNairy County Courthouse, 170 West Court Avenue, Selmer, TN 38375 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 McNairy County, Tennessee, described as follows:

Map 157 Parcel 025.06

Lot 6

Commence at the southeast corner of the Jerry Duke property as referenced by deed recorded in Deed Book 134 at page 308 in the Register's Office of McNairy County, Tennessee, also being the southwest corner of the aforementioned Ronnie Vanderford property (DB 168, page 752), said point being an iron pin on the North right of way line of South Liberty Public Road, 25.00 feet from the centerline and being 18.185 feet from a fence corner being on the common property line between the aforementioned Duke and Vanderford properties; thence run

along the North right of way line of South Liberty Public Road the following: South 73 degrees 19 minutes 22 seconds East 10.363 feet; South 70 degrees 08 minutes 34 seconds East 52.724 feet to an iron pin set on the East right of way of a proposed 50 feet wide road, Garrett Wade Road; thence run along the East right of way line of said proposed Garrett Wade Road the following; North 01 degree 21 minutes 35 seconds East 361.656 feet to an iron pin North 01 degree 21 minutes 35 seconds East 113.971 feet; North 01 degree 16 minutes 29 seconds West 135.433 feet to an iron pin for the point of beginning; thence leaving said Road, run North 89 degrees 56 minutes 56 seconds East 613.061 feet to an iron pin at the West edge of a lake; thence continue North 89 degrees 56 minutes 56 seconds East 84.039 feet to a point in said lake; thence run North 32 degrees 01 minute 38 seconds East along a line that is in said lake 247.838; thence run South 89 degrees 56 minutes 56 seconds West 109.332 feet to an iron pin on the West edge of said lake; thence continue South 89 degrees 56 minutes West 723.875 feet to an iron pin on the East right of way aforementioned Garrett Wade Road; thence run South 01 degree 16 minutes 29 seconds East along said East right of way line, 210.047 feet to a point of beginning, containing 3.689 acres, more or less. The foregoing legal description is based upon a plat of survey of Ricky E. Newcomb, Registered Land Surveyor, Tennessee Certificate No. 1470, which plat of survey is dated March 30, 2001.

Map 157 Parcel 025.03

Lot 7

Commence at the Southeast corner of the Jerry Duke property as referenced by deed recorded in Deed Book 134 at page 308 in the Register's Office of McNairy County, Tennessee, also being the Southwest corner of the aforementioned Ronnie Vanderford property (DB 168. pg. 752), said point being an iron pin on the North right of way line of South Liberty Public Road, 25.00 feet from the centerline and being 18.185 feet from a fence corner being on the common property line between the aforementioned Duke and Vanderford properties; Thence run along the North right of way line of South Liberty Public Road the following: South 73 degrees 19 minutes 22 seconds East 10.363 feet; South 70 degrees 08 minutes 34 seconds East 52.724 feet to an iron pin on the East right of way line of Garrett Wade Public Road; Thence run along the East right of way line of said Garrett Wade Road the following: North 01 degree 21 minutes 35 seconds East 361.656 feet to an iron pin; North 01 degree 21 minutes 35 seconds East 113.971 feet; North 01 degree 16 minutes 29 seconds West 135.433 feet to an iron pin at the Southwest corner of the Jack Parrish 3.689 acre tract; Thence leaving said Road, run North 89 degrees 56 minutes 56 seconds East along the South boundary line of said Parrish tract 301.617 feet to an iron pin for the point of beginning; Thence continue North 89 degrees 56 minutes 56 seconds East 311.444 feet to an iron pin at the West edge of a lake; Thence run along a boundary line in said lake the following: North 89

degrees 56 minutes 56 seconds East 84.039 feet; South 32 degrees 01 minute 38 seconds West 321.933 feet; South 79 degrees 44 minutes 48 seconds West 227.029 feet; North 00 degrees 14 minutes 47 seconds West 71.995 feet to an iron pin on the North edge of said lake; Thence continue North 00 degrees 14 minutes 47 seconds West 241.000 feet to the point of beginning, containing 2.042 acres, more or less.

The above described 2.042 acre tract is referenced a Lot No. 7 of Acton Acres Subdivision, an unrecorded subdivision, and shown on plat by Newcomb Engineering Co., dated March 30, 2001, and referenced by drawing no. 2001-027.

Property subject to Restrictions of record in Deed Book 191, page 789 in the Register's Office of McNairy County, Tennessee.

Map 157 Parcel 025.04

Commencing at the southeast corner of the Jerry Duke property as referenced by deed recorded in Deed Book 134 page 308 in the Register's Office of McNairy County, TN, also being the Southwest corner of the aforementioned Ronnie Vanderford property (DB 168 page 752), said point being an iron pin on the North right of way line of South Liberty Public Road, 25.00 feet from the centerline and being 18.185 feet from a fence corner being on the common property line between the aforementioned Duke Vanderford properties; thence run along the north right of way line of South Liberty Public Road the following: South 73 degrees 19 minutes 22 seconds East 10.363 feet; South 70 degrees 08 minutes 34 seconds East 52.724 feet to an iron pin on the East right of way line of Garrett Wade Public Road; Thence runs along the east right of way line of said Garrett Wade Road North 01 degree 21 minutes 35 seconds East 361.656 feet to an iron pin for the point of beginning; thence continuing along the east right of way line of Garrett Wade Road the following: north 01 degree 21 minutes 35 seconds East 113.971 feet: North 01 degree 16 minutes 29 seconds West 135.433 feet to an iron pin at the Southwest corner of the Jack Parrish 3.689 acre tract; thence leaving said road, running North 89 degrees 56 minutes 56 seconds East along the south boundary line of said Parrish tract 301.617 feet to an iron pin; thence runs South 0 degrees 14 minutes 47 second East 241.00 feet to an iron pin at the North edge of a lake; thence continuing South 0 degrees 14 minutes 47 seconds East 71.995 feet to a point in said lake; thence runs along a boundary line in said lake the following: North 70 degrees 48 minutes 58 seconds West 109.849 feet; North 82 degrees 11 minutes 18 seconds West 149.179 feet to an iron pin on the West edge of said lake; thence continuing North 82 degrees 11 minutes 18 seconds West 51.595 feet to the point of beginning, containing 1.892 acres more or less. Being Lot #8 Acton Acres Subdivision.

Property subject to Restrictions of record in Deed Book 199, page 565 in the Register's Office of McNairy County, Tennessee.

Being the same property conveyed to Travis L. Rasmussen and wife, Sasha Rasmussen by Louis E. Greer by Warranty Deed executed June

26, 2020 and of record in Deed Book 254, page 551 in the Register's Office of McNairy County, Tennessee.

More Commonly Known As: 72 TWIN LAKES DR, MICHIE, TN 38357

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: SASHA RASMUSSEN, TRAVIS L RASMUSSEN, OCCUPANTS/TENANTS OF 72 TWIN LAKES DR, MICHIE, TN 38357.

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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Publication Dates:
07/16/2026, 07/23/2026
Online publication at: www.nwpostingservices.com