

## **NOTICE OF SUCCESSOR TRUSTEE'S SALE**

**WHEREAS**, default has occurred in the performance of the covenants, terms and conditions of a Note dated November 28, 2007, and the Deed of Trust of even date, securing said Note recorded November 29, 2007 in Book 390, at Page 491-498, as Document #60509, in the Register's office for MCNAIRY County, Tennessee, executed by LINDSEY S. KING, conveying the certain property described therein to MARY RUTH TACKETT, STATE DIRECTOR, Trustee, for the benefit of THE UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record March 12, 2026 in the Register's office for MCNAIRY County, Tennessee in Book 36, at Page 1864-1866, as Document #144297.

**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 April 28, 2026 at 12:00 PM at 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:

A 0.91 acre tract lying in the 7th Civil District of McNairy County, Tennessee, being Lot No. 3 of the South Chris Lane Development, a plat of which is found of record in Plat Cabinet B, Page 84B, in the Office of Register for McNairy County, Tennessee, and being further described as follows:

Commence at an iron pin found at the Southeast Corner of Lot No. 1 of the South Chris Lane Development, also being the Northeast Corner of Lot No. 3,

and being the point of beginning; Thence run North 88 degrees 25 minutes 04 seconds West along the common boundary line between said Lot No. 1 and Lot No. 3 of the South Chris Lance Development, passing through and iron pin found at 331.233 feet, for a total distance of 356.233 feet, to a point in the centerline of Brushy Branch Creek, said point being the Southwest corner of Lot No. 1 and the Northwest corner of the herein described Lot No. 3; Thence run along the centerline of said Brushy Branch Creek the following: South 17 degrees 14 minutes 43 seconds East 55.453 feet; South 35 degrees 50 minutes 50 seconds East 54.397 feet; South 35 degrees 04 minutes 23 seconds East 22.136 feet; South 10 degrees 57 minutes 17 seconds East 6.717 feet to the Northwest Corner of Lot No. 5 and the Southwest corner of the herein described Lot No. 3; Thence run South 88 degrees 25 minutes 04 seconds East along the common boundary line between said Lot No. 5 and Lot No. 3 of South Chris Lance Development, passing through an iron pin found at 25.00 feet, for a total distance of 300.618 feet to an iron pin found on the West right of way line of Chris Lane, a public road, said point being the Northeast corner of Lot No. 5 and being the Southeast corner of the herein described Lot No. 3; Thence run along the West right of way line of Chris Lane the following: North 04 degrees 18 minutes 55 seconds West 84.650 feet; North 00 degrees 31 minutes 02 seconds West 35.822 feet to the point of beginning, containing 0.91 acres, more or less.

The foregoing legal description is based upon a plat of survey of Ricky E. Newcomb, PLS, Registered Professional Engineer and Surveyor, L.S. 1470, State of Tennessee, which plat of survey is dated August 21, 2007.

Being a portion of the property conveyed Jeremy W. Johnston and wife, Candice S. Johnston by Warranty Deed of Troy Plunk and wife, Lynn Plunk, dated August 21, 2006, of record in Deed Book 201, Page 156, Register's Office of McNairy County, Tennessee.

This property is conveyed with the following restrictive covenants which are to run with the land and shall be binding upon all parties hereinafter.

1.No noxious or offensive activity shall be carried on upon these lots, nor shall anything be done or placed thereon which may be or may become an annoyance or nuisance to the neighborhood, or which may diminish the value of neighborhood.

2.These lots shall be used for residential purpose only. No business shall be operated on these lots or out of a residence on these lots which involves clients,

customers, or members of the general public entering and exiting from the property.

3.No manufactured home, mobile home, trailer, camper, structure of a temporary character, garage, shack, barn, or other outbuilding shall be used on these lots at any time as a residence either temporarily or permanently.

4.No junk cars or other inoperable vehicles shall be allowed on these lots.

5.No animals, livestock, or poultry of any kind shall be raised, bred, or kept on these lots, except dogs, cats, or other household pets may be kept provided that they are no kept, bred, or maintained for commercial purposes.

6.Any fence erected on these lots shall be erected in the back yard only and shall not extend forward past the back corners of the house located on that lot. Any fence erected on a vacant lot shall also be limited to the back part of the lot and shall not extend forward toward Erin Lane past one-half of the depth of the lot.

Lindsey S. King obtained title to the foregoing real property by Warranty Deed of Jeremy W. Johnston and wife, Candice S. Johnston, date the 28<sup>th</sup> day of November, 2007, of record in Deed Book 206, Page 536 Register's Office of McNairy County, Tennessee.

More Commonly Known As: 373 CHRIS LANE, RAMER, TN 38367

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: LINDSEY S KING, MCNAIRY COUNTY, TENNESSEE, OCCUPANTS/TENANTS OF 373 CHRIS LANE, RAMER, TN 38367

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.

Marinosci Law Group, P.C., Successor Trustee  
555 Perkins Extended, Suite 445  
Memphis, TN 38117  
Office: (901) 203-0680  
Fax: (901) 440-0561

Publication Dates:

03/26/2026, 04/02/2026

Online publication at: [www.nwpostingservices.com](http://www.nwpostingservices.com)