

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

Sale at public auction will be on July 23, 2026, at or about 1:00 PM, local time, at the main door of the Bradley County Courthouse, 155 North Ocoee Street, Cleveland, TN 37311, pursuant to the Deed of Trust executed by Mary L Anderson, unmarried woman, to RTEC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for TJC Mortgage Inc., its successors and assigns, dated June 25, 2021, and recorded on June 29, 2021, in Book 2810, Page 634, Instrument No. 21011037, in the Register's Office for Bradley County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Bradley County Register's Office. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: NewRez LLC

Other interested parties: None

The hereinafter described real property located in Bradley County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: Land in First Civil District of Bradley County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the center of the Hungry Hollow Road, which point is the Southwest corner of the Underwood property and the Southeast corner of the Ruby Roderick land; and running thence in a Northerly direction along and with the East line of said Ruby Roderick, 213 feet to an iron stake corner; thence upon a line parallel to the center line of the Hungry Hollow Road, which is Underwood's South line, in an Easterly direction, 200 feet to an iron stake corner in the land of Underwood; thence on a line parallel to the Roderick line, in a Southerly direction, 213 feet, more or less, to the center line of the Hungry Hollow Road; thence along and with the center line of the said Hungry Hollow Road, 200 feet, more or less, to the POINT OF BEGINNING.

Being the same property conveyed to Mary L. Anderson by deed from Wendell P. Bryant, Jr., as Successor Trustee of the Wendell P. Bryant, Sr. Revocable Trust dated October 21, 1996, as restated by Declaration and Agreement dated November 6, 2007, dated June 25, 2021, recorded simultaneously herewith in the Register's Office for Bradley County, Tennessee. Book 2810 Pg. 631.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Street Address: The street address of the property is believed to be 525 Hungry Hollow Road Southeast, Cleveland, TN 37323, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 092 003.01 000

Current owner(s) of Record: Mary L. Anderson

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. The title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to postpone or adjourn the sale to another specified time certain or to another date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announced on the date, time, and location of sale set forth above or any subsequent postponed or adjourned date, time, and location of sale; provided, however if the sale is postponed or adjourned for less than five (5) days after the original sale,

announcement by internet posting is not required.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Padgett Law Group. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time.

**This Notice of Sale has been posted by Capital City Posting and can be viewed online at [CapitalCityPostings.com](http://CapitalCityPostings.com).**

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