

NOTICE OF TRUSTEE'S FORECLOSURE SALE

Sale at public auction will be on March 31, 2026 at 11:00AM, local time, at the Front Door of the Anderson County Courthouse, 100 North Main Street, Clinton, TN 37716, pursuant to the Deed of Trust executed by Linda Richardson and Raymond E. Richardson for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans, Inc., as Beneficiary, dated June 23, 2016, of record in Instrument Number 16005318, in Book 1640 at Page 2106 in the Register of Deeds Office for Anderson County, Tennessee, ("Deed of Trust"), conducted by Bell Carrington Price & Gregg, LLC, a South Carolina limited liability company duly authorized to conduct business in Tennessee, having been appointed Trustee, all of record in the Register of Deeds Office for Anderson County, Tennessee. 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: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

Other Interested Parties: Cavalry SPV I, LLC Citibank, N.A./AAAdvantage, Cavalry SPV I, LLC as Assignee of Synchrony Bank
The hereinafter described real property located in Anderson County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Land situated in the County of Anderson in the State of TN

Situated in District One of Anderson County, Tennessee, within the Town of Oliver Springs, and being all of Lots 3 and 4 of D. D. Kees Subdivision as shown on plat of record in Plat Book 3, page 42, in the Register's Office of Anderson County, Tennessee, and being more particularly described as follows:

Beginning on an iron pin in the south right of way line of Gail Lane, said iron pin being distant 550 feet, more or less, in an easterly direction from the point of intersection of the south right of way line of Gail Lane and the right of way line of State Route 61, said iron pin also being in the common corner of Lots 4 and 5; thence with the south right of way line of Gail Lane, south 86 deg. 06 min. east 200.00 feet to an iron pin in the common corner of Lots 2 and 3; thence with the dividing line between Lots 2 and 3, south 4 deg. 10 min. west 150.50 feet to an iron pin in the common corner of Lots 1, 2 and 3; thence with the line of Lot 1, south 87 deg. 11 min. west 9.80 feet to an iron pin; thence north 83 deg. 01 min. west 89.77 feet to an iron pin in the common corner of Lots 3 and 4; thence north 82 deg. 57 min. west 100.16 feet to an iron pin in the common corner of Lots 4 and 5; thence with the dividing line between Lots 4 and 5, north 3 deg. 57 min. east 141.30 feet to the point of beginning, as shown on survey by Bruce McClellan, Surveyor, dated October 28, 1988, File No. S, drawing No. 27837, said premises being improved with dwelling known as 129 Gail Lane. Being the same property conveyed to Raymond E. Richardson and wife, Linda Richardson, by deed dated November 22, 1988 of record in Deed Book I-17, Page 442, in the County Clerk's Office.

Street Address: The street address of the property is believed to be 129 Gail Lane, Oliver Springs, TN 37840, 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: 098-008.13-000

Current owner(s) of the property: Linda Richardson and Raymond E. Richardson

This sale is subject to all matters shown on any applicable recorded Plat or Plan; and 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 right of redemption of any governmental 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 Trustee.

The right is reserved to adjourn the sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of sale.

If you purchase the 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 Bell Carrington Price & Gregg, LLC. 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 Trustee at any time.

THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Bell Carrington Price & Gregg, LLC, Trustee

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File No.: 25-46518