

Charles S. Sanger, Esq.  
Direct: 615.252.2331  
Fax: 615.252.6331  
csanger@bradley.com



May 22, 2023

***CERTIFIED MAIL, RETURN RECEIPT REQUESTED  
AND FIRST CLASS U.S. MAIL, POSTAGE PREPAID***

Vitris Fractis, LLC  
4533 Papermill Drive  
Knoxville, Tennessee 37909

Re: Notice of Foreclosure Sale under that certain Deed of Trust, Security Agreement, Absolute Assignment of Rents and Leases and Fixture Filing of record in Instrument No. 202106020099063, Knox County Register's Office (the "**Property**")

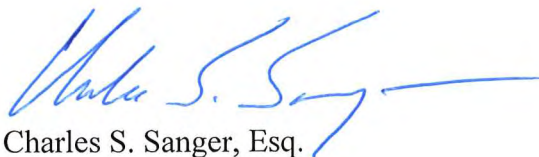
Dear Sir or Madam:

In connection with the above-referenced foreclosure, I have enclosed a copy of the Notice of Foreclosure Sale, which will appear in *The Knoxville News Sentinel* on Thursday, May 25, 2023, Thursday, June 1, 2023, and Thursday, June 8, 2023. As indicated in the enclosed notice, FirstBank has decided to hold a foreclosure sale of the Property, and such sale will take place on Thursday, June 22, 2023 at 11:30 a.m.

Feel free to contact me prior to the foreclosure sale if you have any questions or need further information regarding the sale.

Very truly yours,

BRADLEY ARANT BOULT CUMMINGS LLP

By:   
Charles S. Sanger, Esq.

CSS/bf

cc: Mr. Andrew Smitherman (FirstBank) (via e-mail – [dsmitherman@firstbankonline.com](mailto:dsmitherman@firstbankonline.com))  
Nicole C. Eisenberg, D.D.S., Guarantor  
Mitchell D. Eisenberg, Guarantor  
Knoxville Center for Oral and Maxillofacial Surgery, P.C., Guarantor  
Mr. William E. Maddox, Jr., Esq.

4876-5817-8381.2  
030375-301146

NOTICE OF FORECLOSURE SALE

Default having occurred under that Deed of Trust, Assignment of Leases and Rents and Security Agreement (the "**Deed of Trust**") dated June 1, 2021, executed by **VITRIS FRACTIS, LLC**, a Tennessee limited liability company, to Travis K. Edmondson, Trustee, the Deed of Trust being of record as Instrument No. 202106020099063, Register's Office for Knox County, Tennessee; and Charles S. Sanger, having been duly appointed Successor Trustee by instrument of record as Instrument No. 202301180040445, said Register's Office;

NOW, THEREFORE, I, Charles S. Sanger, as Successor Trustee and not otherwise, acting upon the demand of **FIRSTBANK**, which is the lawful owner and holder of the indebtedness secured by the Deed of Trust, will, on

June 22, 2023

at 11:30 o'clock in the morning (11:30 a.m.) at the location of the property being sold (4533 Papermill Drive, Knoxville, Tennessee 37909), sell to the highest bidder for cash, at public outcry, the following described property (the "**Property**") in Knox County, Tennessee:

Situated in the 5<sup>th</sup> Civil District of Knox County, Tennessee, and within the 48<sup>th</sup> Ward of the City of Knoxville, Tennessee and being known and designated as Lot 1-R, Block F of Hollywood Hills Addition, as shown on plat of record in Plat Cabinet O, Slide 142C, and Lot 1, Final Plat for Knoxville Center for Oral and Maxillofacial Surgery recorded as Instrument No. 201810020021325, both in the Register's Office for Knox County, Tennessee, to which plats specific reference is hereby made from a more particular description.

Being the same property conveyed to Vitris Fractis, LLC, a Tennessee limited liability company by Warranty Deed from Air Alliance, LLC, a Tennessee limited liability company and its sole member Harry Wade, individually, dated March 2, 2018 and recorded as Instrument No. 201803020051909 in the Knox County Register of Deeds Office.

The street address of the Property is:

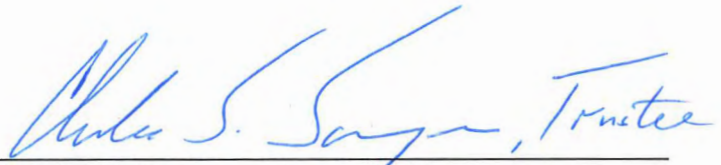
4533 Papermill Drive, Knoxville, Tennessee 37909

The Successor Trustee, in order to accomplish the most advantageous sale and consequent discharge of his obligation under the Deed of Trust, reserves the right to do any or all of the following: (i) By oral announcement, to adjourn the sale to another time during regular business hours on a different day, but at the same place, so long as no potential purchaser is thereby precluded from placing a bid; (ii) By oral announcement, Successor Trustee may elect to delay the sale for a reasonable time during regular business hours on the same day, to be continued at the same place at the announced time, in order to enable any bona fide bidder to determine and submit a bid, so long as no potential purchaser is thereby precluded from placing a bid; and/ or; (iii) By oral announcement, to sell the secured property in such lots, parcels, segments or separate estates as may accomplish the most advantageous sale and consequent discharge of his or her trust obligation under the circumstances, and to this end Successor

Trustee may sell the property first in whole and then in part, and ultimately consummate the sale in which ever manner produces the most advantageous result.

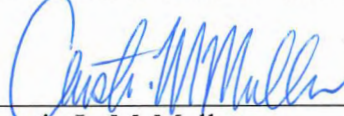
The sale of the Property shall be subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The 22<sup>nd</sup> day of May, 2023.



Charles S. Sanger, as Successor Trustee,  
and not otherwise  
1600 Division Street, Suite 700  
Nashville, Tennessee 37203  
(615) 252-2331

BRADLEY ARANT BOULT CUMMINGS LLP

By: 

Austin L. McMullen,  
Attorneys for Successor Trustee

INSERTION DATES: May 25, 2023, June 1, 2023 and June 8, 2023.