

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on January 27, 2026, at or about 2:00 PM, local time, at the front entrance of the Sullivan County Courthouse, 3411 Hwy 126, Blountville, TN 37617, pursuant to the Deed of Trust executed by Jeremy Johnson and wife, Mary Johnson, to Amelia A. Shreve, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Tennessee Bank National Association, dated August 21, 2018, and recorded on August 23, 2018, in Book 3301, Page 1159, Instrument No. 18015344, in the Register's Office for Sullivan County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Sullivan 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 d/b/a Shellpoint Mortgage Servicing

Other interested parties: None

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

Legal Description: Situated, lying and being in the City of Kingsport, 11th Civil District of Sullivan County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at the point of intersection of the northwesterly line of Farragut Avenue with the northeasterly line of Gilmore Street, corner for Lot 20; thence with said northeasterly line of Gilmore Street N. 37-24 W., 150 feet to its point of intersection with the southeasterly line of a 12 foot alley; thence with the said line of said alley N. 52-36 E., 50 feet to a point, corner for Lots 19 and 20; thence with the divisional line of Lots 19 and 20 S. 37- 24 E., 150 feet to a point of the northwesterly line of Farragut Avenue; thence with the said line of Farragut Avenue S. 52-36 W., 50 feet to the POINT OF BEGINNING, containing 7500 square feet, more or less, and being Lot 20, Block 6, Litz Manor Addition to Kingsport, Tennessee, as shown on map of record in the Register's Office for Sullivan County, at Blountville, Tennessee in Plat Book 1, Page 28 (erroneously listed as Page 26 in prior Deed) and Plat Book 2, Page 177.

BEING the same property conveyed to Jeremy Johnson and wife, Mary Johnson by Warranty Deed dated August 21, 2018, of record in Deed Book 3301, Page 1156 in the Register's Office for Sullivan County, at Blountville, Tennessee.

Tax Map 61M. Group K, Control Map 621, Parcel 17.00

Description taken from prior conveyance without the benefit of a new survey.

Street Address: The street address of the property is believed to be 1358 Farragut Avenue, Kingsport, TN 37664, 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: 062I K 017.00

Current owner(s) of Record: Jeremy Johnson and Mary Johnson

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.

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