

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

Sale at public auction will be on October 1, 2025, at or about 11:00 AM, local time, at the front door of the Roane County Courthouse, 200 East Race Street, Kingston, TN 37763, pursuant to the Deed of Trust executed by JACK SLAVEN, UNMARRIED AND JONE SLAVEN, UNMARRIED, to INFINITY TITLE, as Trustee for HOME123 CORPORATION dated October 17, 2005, and recorded in Book 1144, Page 636, in the Register's Office for Roane County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Roane 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: Securitized Asset Backed Receivables LLC Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1, U.S. Bank National Association, as Trustee

Other interested parties: Republic Finance, LLC; Estate/Unknown Heirs of Jack Slaven

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

Legal Description: BEGINNING on an iron stake in the intersection of the southern line of the 50 foot easement of the American Telephone and Telegraph Company and the western line of the 30 foot public road that passes in front of Fairmont Public School S. 32 deg. 28 min. E. 173.5 feet to an iron stake in said public road line; thence with said slightly curved or meandering road line averaging S. 48 deg. 32 min. E. 109.25 feet to an iron stake (the above bearings and distances show the present said road boundary line, slightly reorganized from the proposed road mentioned in grantor's deed); thence 3 bearings severing the lands of grantors: 1) S. 74 deg. 44 min. W. 181 feet 4 in. to an iron stake: 2) N. 35 deg. 7 min. w. 135 feet 2.5 in. to an iron stake; 3) N. 47 deg. 2 min. W. 120 feet 4 in. to an iron stake in said Company's easement line; thence N. 66 deg. 3 min. E. 182.75 feet to the beginning, containing 1.21 acres, more or less.

BEING the same property conveyed to JACK SLAVEN from MARY BELLE ELLIS JACKSON by Warranty Deed dated October 1, 1976 of record in Book R13, Page 314, in the Registers Office, Roane County, Tennessee.

LESS and EXCEPT property conveyed to MARY BELLE ELLIS JACKSON from CHARLES A. WATSON by Warranty Deed dated October 19, 1974 of record in Book Q-12, Page 194, in the Register's Office, Roane County, Tennessee.

See also, Record Book 1144 page 633.

Street Address: The street address of the property is believed to be 228 Fairmont Avenue, Harriman, TN 37748, 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: 036H C 017.00

Current owner(s) of Record: Jack Slaven and Jone Slaven

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).

Padgett Law Group, Substitute Trustee  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
[attorney@padgettlawgroup.com](mailto:attorney@padgettlawgroup.com)