

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on November 3, 2025, at or about 11:00 AM, local time, at the front entrance of the Washington County Courthouse, 100 East Main Street, Jonesborough, TN 37659, pursuant to the Deed of Trust executed by Paul W Abbott and wife Toni L Abbott, to Lawrence E Cate, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for First Community Bank, N.A. dated January 13, 2010, and recorded in Roll 671, Page 1698, in the Register's Office for Washington County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Washington 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 Washington County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: Situate, lying and being in the 9th Civil District of Washington County, Tennessee, more particularly described as follows:

Map 046B, Group B, Parcel 014.00

Beginning at an iron pin in the easterly right of way line of U.S. Highway Nos. 11-E, 19-W and 23, a distance of 200 feet in a southerly direction from the point of intersection of the easterly line of said highways with the southern line of Hillside Road; thence North 70 degrees East, a distance of 287.3 feet to an iron pin in fence line; thence along said fence line, South 23 degrees 30 minutes East, a distance of 300.4 feet to an iron pin; thence South 70 degrees West, a distance of 293 feet to an iron pin in the easterly line of said highways; thence along the line of said highways, North 20 degrees 11 minutes West, a distance of 100 feet to the point of beginning, and being Lot 3, Block B of the Kingsport Pike Addition to Johnson City, Tennessee.

This is the same description as in the previous deed of record.

Being the same property conveyed to Paul W. Abbott and wife, Toni L. Abbott, by deed dated the 8th day of February, 1994, from William L. Wilson and wife, Shirley J. Wilson, recorded in the Register's Office for Washington County, Tennessee at Jonesborough, in Roll 47 Image 893, to which reference is here made.

Street Address: The street address of the property is believed to be 1718 North Roan Street, Johnson City, TN 37601, 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: 046B B 014.00 000

Current owner(s) of Record: Paul W. Abbott and Toni L. Abbott

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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