

TRUSTEE'S NOTICE OF SALE

UNDER AND BY VIRTUE OF AUTHORITY vested in the undersigned Trustee, and in execution of that certain Deed of Trust executed by **MICHAEL RUSH THREADGILL**, dated July 25, 2024, and recorded in Record Book 570, Page 590, in the Register's Office of Carter County, Tennessee, default having been made in the payment of indebtedness thereby secured, the undersigned Trustee, at the request of the holder of said Note, Carter Finance & Thrift Corp. of Elizabethton, will offer for sale at public auction at the front door of the old Courthouse in Carter County, Tennessee, at Elizabethton, on the 27th day of February, 2026, at 11:00 a.m. (ET), the following described parcel of land and improvements: SITUATE in the Fifth (5th) Civil District of Carter County, Tennessee, and being more particularly described as follows, to-wit: Beginning at an iron pin in the northwest right-of-way line of Fairlawn Drive, said iron pin being a common corner for Lot 1 and Lot 2, Block B, Section 1, Martindale Estates; thence along the said right-of-way line of Fairlawn Drive, S. 42 deg. 18 min. 00 sec. W., 84.0 feet to an iron pin; thence continuing along said right-of-way line of Fairlawn Drive as it curves to the right and intersects with the southeast right-of-way line of Fairlawn Circle, said curve having a radius of 20 feet and a length of 31.41 feet to an iron pin; thence along the said right-of-way line of Fairlawn Circle, N. 47 deg. 42 min. 00 sec. W., 130.00 feet to an iron pin, a common corner for Lot 1 and Lot 16; thence along division line between Lot 1 and Lot 16, N. 42 deg. 18 min. 00 sec. E., 104.00 feet to an iron pin, a common corner for Lot 1 and Lot 2; thence along the division line between Lot 1 and Lot 2, S. 47 deg. 42 min. 00 sec. E., 150.00 feet to the point of beginning, and being all of Lot 1, Block B, Section 1, Martindale Estates as shown by survey prepared by Joe A. Hale, RLS No. 95, dated May 20, 1998, to which reference is here made." BEING the same property conveyed to Michael Rush Threadgill by Warranty Deed dated May 8, 2018, of record in Record Book 316, Page 413, Register's Office for Carter County, Tennessee. Property Address: 117 Fairlawn Drive, Johnson City, TN 37601 {Map/Ctl. Map 63B; Group B; Parcel 4.00}.

TERMS OF SALE: CASH. A bidder's deposit of ten percent (10%) will be required. The entire amount of the successful bid must be paid in full, in cash within thirty (30) days after sale. Purchaser shall pay all recording fees, examination of title settlement fees, and all costs of conveyance, including preparation of a Trustee's Deed. The Trustee shall apply the proceeds of the sale in accordance with the provisions set forth in the referenced Deed of Trust. The sale is subject to conditions, restrictions, rights-of-way easements and reservations contained in the Deeds forming the chain of title to this property. Any improvements on subject property will be sold in "as is" condition without warranty of any kind. Sale is made in bar of all homestead, dower, and curtsy, and in bar of the right of equity of redemption and the statutory right of redemption, all of which are expressly waived in the Deed of Trust. It will be the responsibility of the successful bidder to obtain possession of the property at his expense. The successful bidder shall be responsible for any damage, vandalism, theft, destruction, etc., of the property occurring subsequent to the date of sale. This sale is subject to prior liens, judgments or unpaid taxes, if any. This sale is further subject to valid filed or unfiled (if any) mechanic's and materialmen's liens. There are no representations made by the Trustee as to the validity or enforceability of any memorandum of mechanic's or materialmen's liens or of any suit to enforce same.

The Trustee reserves the right: To waive the deposit requirement; To extend the period of time within which the Purchaser is to make full settlement; To withdraw the property from sale at any time prior to the termination of the bidding; To keep the bidding open for any length of time; To reject all bids; To postpone or set over the date of sale as hereinafter set forth; and, Should the

highest bidder fail to comply with the terms of the bid at public sale, then the Trustee shall have the option of accepting the second (2nd) highest bid, or the next highest bid with which the buyer is able to comply. In the event the Trustee deems it best for any reason at the time of sale to postpone or continue this sale from time to time, such notice or postponement or setting over will be in a manner deemed reasonable by the Trustee.

Every lien or claimed lien of the United States with respect to which the provisions of 26 U.S.C. Section 7425(b) require notice to be given to the United States in order for the sale of land thus advertised not to be subject to such lien or claim of the United States and every lien or claim of the State of Tennessee with respect to which the provisions of Tennessee Code Annotated Section 67-1-1433(b)(1) require notice to be given to the State of Tennessee in order for the sale of the land as advertised not to be subject to such lien or claim of lien of the State of Tennessee has been given to the United States or the State of Tennessee, respectively. In the event there is a lien or a claim of lien by the United States or the State of Tennessee, the land herein advertised will be subject to the right of the United States or the State of Tennessee to redeem the land as provided for in 26 U.S.C. Section 7425(b) or Tennessee Code Annotated, Section 67-1-1433(c)(1), respectively.

As required by Tennessee law, this listing is posted online at www.capitalcitypostings.com by a third-party internet posting company.

Listing of other known or possibly Interested Parties: Lakeview Loan Servicing, LLC; Foundation Legal Group, LLP; Secretary of Housing and Urban Development.

Dated: January 13, 2026

G. H. Bowers, Trustee
619 E. Elk Ave.
Elizabethton, TN 37643