NOTICE OF JUDICIAL FORECLOSURE SALE

In obedience to the Judgment and Order of Sale entered by the Chancery Court for Washington County, Tennessee, in the cause styled AmeriHome Mortgage Company, LLC ("Plaintiff") v. Jeffrey David Shelton and the United States of America, Civil Action No. 25-CV-0552, the Clerk and Master will, on November 18, 2026, at 10:00 a.m., on the steps of the Historic Washington County Courthouse located at 100 Main Street, Jonesborough, Tennessee 37659, offer for sale to the highest and best bidder, subject to confirmation by the Court, the real property described herein.

The successful bidder shall pay ten percent (10%) of the purchase price on the date of sale and shall execute a Contract of Sale immediately following the auction. The balance of the purchase price shall be paid within thirty (30) days after entry of the Order Confirming Sale. The minimum bid shall be $113,930.78. Plaintiff shall be permitted to credit bid up to the full amount of its indebtedness, together with all allowable fees, costs, and expenses.

This sale is subject to all matters shown on any recorded plat; unpaid taxes and assessments; applicable easements, restrictions, and setback lines; any statutory rights of redemption not extinguished by the foreclosure judgment; and any liens, encumbrances, or interests having priority over Plaintiff's Deed of Trust. This sale is further subject to any redemption rights of the United States pursuant to applicable federal law, including 28 U.S.C. § 2410(c), if applicable.

This sale is further subject to any redemption rights of the United States pursuant to 28 U.S.C. § 2410(c), if applicable.

1. Plaintiff: AmeriHome Mortgage Company, LLC

2. Defendant/Judgment Debtor: Jeffrey David Shelton

3. Interested Party: United States of America

4. Property Description:

   a. Property Address: 208 Laws Road, Limestone, TN 37681

   b. Legal Description:

Being the property described in Instrument No. 23004092, Roll/Img 1125/1355-1367, in the Register's Office for Washington County, Tennessee, to which reference is hereby made for a more complete legal description.

Said property is encumbered by the Deed of Trust executed by Jeffrey David Shelton, a single man, to Netco Title Company, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Top Flite Financial, Inc., its successors and assigns, dated March 23, 2023, and recorded at Instrument No. 23004092, Roll/Img 1125/1355-1367, in the Register's Office for Washington County, Tennessee.

Notice of this sale shall be published in the Johnson City Press for two (2) consecutive weeks preceding the sale, with the first publication occurring at least twenty (20) days prior to the sale. Notice shall also be posted online at www.govease.com for twenty (20) continuous days immediately preceding the sale.

The following parties are identified by Plaintiff and Plaintiff's counsel as having or potentially having an interest in the above-described property, and the Clerk & Master shall provide notice according to law to:

Occupant
208 Laws Road
Limestone, TN 37681

Jeffrey David Shelton
208 Laws Road
Limestone, TN 37681

Robert C. McConkey III
Dylan P. Fink
Assistant United States Attorney
800 Market Street, Suite 211
Knoxville, TN 37902
Robert.McConkey@usdoj.gov
Dylan.Fink@usdoj.gov

Sarah Lawson, Clerk and Master
108 W. Jackson Blvd., Suite 2157
PO Box 919
Jonesborough, Tennessee 37659
slawson@washingtoncountytn.org
(423) 788-1450

This Notice of Sale has been posted by Capital City Posting and can be viewed online at CapitalCityPostings.com.

PUB2T: 10/26/26, 11/02/26