

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 21, 2026, at or about 2:00 PM, local time, at the north door of the Hamblen County Courthouse, 511 West 2nd North Street, Morristown, TN 37814, pursuant to the Deed of Trust executed by Phillip Leon Manley, an unmarried person, to Susan Voss, as Trustee for Regions Bank d/b/a Regions Mortgage dated August 23, 2013, and recorded in Book 1549, Page 348, Instrument No. 13225375, in the Register's Office for Hamblen County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Hamblen 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: Regions Bank DBA Regions Mortgage

Other interested parties: Anna Lowe, Philip Michael Manley, Estate/Uknown Heirs of Phillip Leon Manley, Chris A McKillip, Kevin D. McKillip

The hereinafter described real property located in Hamblen 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 First Civil District of Hamblen County, Tennessee, to-wit:

BEING within the corporate limits of the city of Morristown, Tennessee and being more particularly described as follows:

BEING the western sixty (60) feet (fronting Dogwood Street) of Lot 16, Block "B" Longview Heights Addition to Morristown, Tennessee, as shown by plat of record in Plat Cabinet B, Slide 78 (formerly Plat Book 2, page 50) in the Register's Office for Hamblen County, Tennessee. The portion of Lot No. 16 herein conveyed fronts 60 feet on Dogwood Street, and extends northwesterly 243 feet on the west side, and about 195 feet on the east side, the rear width being 85.5 feet. Said lot is bounded on the east by the remaining portion of Lot No. 16, which remaining portion adjoins Lot No. 17.

BEING the same property conveyed to Phillip Leon Manley by deed of Eagle Rock Financial, LLC of record in Record Book 1549 page 346, in the Register's Office of Hamblen County, Tennessee.

Street Address: The street address of the property is believed to be 1433 Dogwood Street, Morristown, TN 37814, 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: 025P B 051.00 000

Current owner(s) of Record: Phillip Leon Manley

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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