

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 16, 2026, at or about 11:00 AM, local time, at the west door of the Hamilton County Courthouse, 625 Georgia Avenue, Chattanooga, TN 37402, pursuant to the Deed of Trust executed by Jimmy R McKinney and wife, Judy K McKinney, to J. Phillip Jones, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Novastar Mortgage, Inc., its successors and assigns, dated January 8, 2007, and recorded in Book GI 8211, Page 206, Instrument Number 2007011600338, in the Register's Office for Hamilton County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Hamilton 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: Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1

Other interested parties: Estate/Unknown Heirs of Jimmy R. Mckinney; Judy M McKinney aka Judy K McKinney

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

Legal Description: Lot 1, First Unit, Nottingham Subdivision, as shown by plat recorded in Plat Book 24, Page 52, Register's Office, Hamilton County, Tennessee. Except that Part used in rounding North Hickory Valley Road and Westminster Circle.

Subject to restrictions recorded in Book 1663, Page 684, said Register's Office.

Subject to 5 foot drainage easement along the side and rear lines as shown by legend on plat.

Being the same property conveyed to Jimmy R. McKinney and wife, Judy M. McKinney by Warranty Deed from Patricia R. Niswonger f/k/a Patricia R. Potter as recorded on 05/28/1969 in Book 1829, Page 446, in the Register's Office of Hamilton County, Tennessee.

SUBJECT to any applicable governmental zoning ordinances or subdivision regulations in effect thereon.

SUBJECT to easement to South Central Bell Telephone Company in Book 4001, Page 46, said Register's Office.

Subject to restrictions recorded in Book 1663, Page 684, said Register's Office.

Subject to 5 foot drainage easement along the side and rear lines as shown by legend on plat.

DATED: January 8, 2007

Street Address: The street address of the property is believed to be 9131 North Hickory Valley Road, Chattanooga, TN 37416, 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: 112P- A- 002

Current owner(s) of Record: Ernesto Diego Rojas

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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