

## **SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Sale at public auction will be on September 17, 2026, at or about 12:00 PM, local time, at the Sullivan County Courthouse, 3411 Hwy 126, Blountville, TN 37617, pursuant to the Deed of Trust executed by John Evans, a married man, as his sole and separate property, to Yale Riley, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket Mortgage, LLC, its successors and assigns, dated June 30, 2022, and recorded in Book 3515, Page 662, Instrument Number 22013612, and as corrected by Scrivener's Affidavit recorded in Record Book 3677, Page 1632, in the Register's Office for Sullivan County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Sullivan 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: Rocket Mortgage, LLC

Other interested parties: Walters Acceptance Corporation dba Service Loan Company, Secretary of Housing and Urban Development

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

Legal Description: BEING LOT 13R, CONTAINING 0.26 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON THAT CERTAIN PLAT OF SURVEY TITLED, "SURVEY FOR REPLAT OF LOTS 12 & 13 OF LYNN VIEW SUBDIVISION", DATED 06/07/2021, DRAWN BY CHARLES T. JOHNSON, JR., LICENSE NO. 2405, A COPY OF WHICH IS OF RECORD IN THE REGISTER'S OFFICE OF SULLIVAN COUNTY, TENNESSEE, IN PLAT BOOK P58, AT PAGE 81, TO WHICH REFERENCE IS HEREBY EXPRESSLY MADE.

INCLUDED HEREIN IS A 10' PRIVATE SEWER EASEMENT AS SET FORTH ON THE AFOREMENTIONED PLAT OF SURVEY.

AND BEING A PART OF THE SAME PROPERTY CONVEYED TO ZACHARIAH A. SHAFFER AND ANGELEE SHAFFER, HIS WIFE FROM SHAWNA COLLIER (F/K/A SHAWNA CUNNINGHAM) AND LOUIS COLLIER JR., HER HUSBAND, BY DEED DATED MARCH 19, 2021 AND OF RECORD IN THE REGISTER'S OFFICE OF SULLIVAN COUNTY, TENNESSEE, IN DEED BOOK 3435 AT PAGE 467.

The last deed of record is a Warranty Deed recorded in Book 3515, Page 659, on June 30, 2022, in the Register of Deeds Office for Sullivan County, TN.

Street Address: The street address of the property is believed to be 1162 Ridgcrest Avenue, Kingsport, TN 37665, 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: 030H F 033.00

Current owner(s) of Record: John Evans

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](http://CapitalCityPostings.com).**

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