

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on August 20, 2026, at or about 11:00 AM, local time, at the north side entrance of the City County Building, 400 Main Street, Knoxville, TN 37902, pursuant to the Deed of Trust executed by Gary W Foust, an unmarried man, to Charles E. Tonkin, II, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Investors Group, its successors and assigns, dated August 2, 2017, and recorded as Instrument No. 201708080008800, in the Register's Office for Knox County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Knox 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: NewRez LLC

Other interested parties: Crest Brook Subdivision Homeowners Association, Inc.; Republic Finance, LLC; Gary W Foust; Estate/Unknown Heirs of Gary W Foust; Jessica Rimmer; Gary E. Koontz as Trustee and Victoria R. Koontz as Trustee

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

Legal Description: SITUATED IN DISTRICT NO. SIX (6) OF KNOX COUNTY, TENNESSEE, WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS ALL OF LOT 8, IN CRESTBROOK SUBDIVISION, AS SHOWN BY MAP OF THE SAME OF RECORD IN PLAT CABINET F, SLIDE 20-D (FORMERLY 74-S, PAGE 45), IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE, TO WHICH MAP SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. THE SOURCE OF THE ABOVE DESCRIPTION BEING THE MAP OF RECORD IN PLAT CABINET F, SLIDE 20-D (FORMERLY 74-S, PAGE 45), IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE; NO BOUNDARY SURVEY HAVING BEEN OBTAINED AT THE TIME OF THIS CONVEYANCE. BEING THE SAME PROPERTY CONVEYED TO GARY WAYNE FOUST, UNMARRIED, BY WARRANTY DEED FROM TURAN OZDIL AND WIFE, BONNIE OZDIL, DATED APRIL 5, 2001 AND RECORDED APRIL 9, 2001, IN INSTRUMENT NUMBER 200104090067672, IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE. THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL APPLICABLE RESTRICTIONS, EASEMENTS, BUILDING SETBACK LINES AND ALL TERMS, CONDITIONS AND PROVISIONS OF RECORD IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE, AND AS SHOWN ON THE RECORDED MAP OF RECORD IN PLAT CABINET F, SLIDE 20-D (FORMERLY 74-S, PAGE 45), IN DEED BOOK 1747, PAGE 840, IN DEED BOOK 1759, PAGE 422 AND PAGE 550, ALL IN SAID REGISTER'S OFFICE. GARY W. FOUST IS ONE AND THE SAME PERSON AS GARY WAYNE FOUST.

TAX IDENTIFICATION NO.: 105LD-008

Street Address: The street address of the property is believed to be 1215 Crest Brook Drive, Knoxville, TN 37923, 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: 105LD-008

Current owner(s) of Record: The Koontz Family Revocable Living Trust dated September 27, 2022

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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