

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on August 25, 2026, at or about 2:00 PM, local time, at the front entrance of the Sullivan County Courthouse, 3411 Hwy 126, Blountville, TN 37617, pursuant to the Deed of Trust executed by JAKE H HERR AND MORGAN BRIANNA HERR, HUSBAND AND WIFE, to HERITAGE TITLE & CLOSING SERVICES, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HANCOCK MORTGAGE PARTNERS, LLC., ITS SUCCESSORS AND ASSIGNS, dated May 5, 2022, and recorded in Book 3507, Page 101, 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: Planet Home Lending, LLC

Other interested parties: None

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: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SULLIVAN, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: The following described property located in the City of Bristol, 17th Civil District of Sullivan County, Tennessee: Beginning at a stake on the north side of Anderson Street, at the southwest corner of the lot formerly owned by Thomas S. Curtin; thence in a Westerly direction with Anderson Street 80 feet and 8 inches to a stake on Anderson Street at the corner lot owned by Mr. G. H. Easley; thence in a northerly direction with said Easily lot 198 feet to a stake at the northeast corner of said Easley lot on Broad Street; thence in an easterly direction with Broad Street 80 feet and 8 inches to a stake on the south side of Broad Street, corner to Thomas S. Curtin; thence in a southerly direction with a line of said lot 198 feet to the point of beginning, said lot fronting 80 feet and 8 inches on the north side of Anderson Street and extending back in a northerly direction, between parallel lines, 198 feet to the South side of Broad Street. This is less a 546 square triangle granted as a permanent and perpetual easement to Bristol, Tennessee on November 29, 1962, the same being recorded in the Register of Deeds Office for Sullivan County at Bristol, Tennessee, Deed Book 118, page 5. Being the same property conveyed to Grantor(s) by deed of record in Record Book or Instrument # 3507, Page 97, Register's Office, SULLIVAN, State of TENNESSEE.

Street Address: The street address of the property is believed to be 915 Anderson Street, Bristol, TN 37620, 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: 020D-J-035.00

Current owner(s) of Record: Jake Harrison Herr and Morgan Brianna Herr

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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