

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on June 3, 2026, at or about 2:00 PM, local time, at the front entrance of the Claiborne County Courthouse, 1740 Main Street, Tazewell, TN 37879, pursuant to the Deed of Trust executed by JOSHUA A. POWELL AND JANELLE D. POWELL, HUSBAND AND WIFE, to SOUTHEAST TITLE & ESCROW, LLC, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR THE MONEY SOURCE DBA ENDEAVOR AMERICAN LOANS SERVICES dated January 29, 2015, recorded in Book 1423, Page 547, and at Instrument Number 15000371 in the Register's Office for Claiborne County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Claiborne 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: Lakeview Loan Servicing, LLC

Other interested parties: Estate/Unknown Heirs of Janelle D. Powell

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

Legal Description: District No. Six (6) of Claiborne County, Tennessee, and being a parcel of property on Harrison Circle as described in deed of record in Deed Book 209, Page 444, in the Register's Office for Claiborne County, Tennessee, to which deed specific reference is hereby made for a more particular description, and as described as follows:

BEGINNING at a point on the West side of Harrison Circle, which point is 310 feet from the intersection of the West line of Harrison Circle, with the right of way of Tiprell Road, thence along Harrison Circle S. 11 deg. 03 min. 28 sec W. 74.16 feet to a point; thence continuing with said road S. 07 deg. 58 min. 31 sec. 91.55 feet to a point; thence leaving the line of Harrison Circle, and running along the line of a 20-foot right of way N. 74 deg. 52 min. 00 sec. W. 100.83 feet to a point; thence continuing said right of way N. 77 deg. 42 min. 37 sec. W. 96.27 feet to a point; thence leaving said right of way and with the line of a fence N. 12 deg. 53 min. 35 sec. E. 90.47 feet to a point; thence leaving the line of said fence S. 76 deg. 39 min. 02 sec. E. 46.39 feet to a point; thence N. 06 deg. 06 min. 29 sec. E. 68.74 feet to a point; thence with a fence line S. 78 deg. 40 min. 09 sec. 148.58 feet to the POINT OF BEGINNING, according to the Survey of William H. Shockley, RLS 973, 2125 Lawson Road, Morristown, Tennessee 37814, (423) 581-2013, dated January 9, 2015.

Being the same property was conveyed to Joshua A. Powell and wife Janelle D. Powell, by Deed from Helga Morris, widow of Stanley Morris, dated January 29, 2015, and of record in Deed Book 1423 Page 544 in the Register's Office for Claiborne County, Tennessee.

Street Address: The street address of the property is believed to be 160 Harrison Circle, Cumberland Gap, TN 37724, 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: 014F-A-016.00-000

Current owner(s) of Record: Joshua Powell; Janelle D. Powell

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.

The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof. 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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