

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

Sale at public auction will be on July 28, 2026, at or about 11:00 AM, local time, at the front entrance of the Washington County Courthouse, 100 East Main Street, Jonesborough, TN 37659, pursuant to the Deed of Trust executed by DUSTIN BLAKE CRAWFORD, to LAW OFFICE OF W DEREK MALCOLM, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MOVEMENT MORTGAGE, LLC, its successors and assigns dated January 25, 2024, and recorded on January 25, 2024, in Book 1149, Image 2282, Instrument No. 24001162, in the Register's Office for Washington County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Washington 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: MCLP Asset Company, Inc.

Other interested parties: Mortgage Electronic Registration Systems, Inc., as nominee for Movement Mortgage, LLC; Secretary of Housing and Urban Development

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

Legal Description: Situate, lying and being in the 7th Civil District of Washington County, State of Tennessee, as follows:

BEGINNING at an iron rod (old) in the northerly sideline of Crestview Drive, corner for the property herein described and Robert E. Cain and Marjorie H. Cain (Deed Book 254, Page 382; Plat Book 17, Page 185); thence leaving said sideline and with the line of Robert E. Cain, North 37 degrees 01 minute 37 seconds West 143.78 feet to an iron rod (old) in the line of the property herein described, corner for Robert E. Cain and corner for Eddie R. Cain and Brenda J. Cain (Roll 286, Image 1456; Plat Book 17, Page 163); thence, continuing with the line of Eddie R. Cain North 36 degrees 57 minutes 50 seconds West 107.06 feet to an iron rod (old) in the line of George W. Moody (Will Book 31, Page 210), corner for the property herein described and Eddie R. Cain; thence with the line of Moody, North 56 degrees 52 minutes 52 seconds East 115.89 feet to an iron rod (new), corner for the property herein described and Gordon G. Lowrance and Carolyn Lowrance ( Roll 523, Image 2002); thence with the line of Lowrance and thereafter continuing along the westerly sideline of Lowrance Drive the following three (3) calls: (1) South 29 degrees 31 minutes 47 seconds East 175.42 feet to an iron rod (old); (2) North 67 degrees 02 minutes 37 seconds East 3.00 feet to an iron rod (new); and (3) South 30 degrees 02 minutes 24 seconds East 64.83 feet to a point on a water meter located in the northerly sideline of Crestview Drive, corner for the property herein described; thence continuing with the northerly sideline of Crestview Drive, the following two (2) calls: (1) South 64 degrees 10 minutes 03 seconds West 57.70 feet to an iron rod (new); and (2) South 62 degrees 14 minutes 24 seconds West 29.23 feet to the POINT OF BEGINNING, containing 0.59 of an acre, more or less, and being more fully described in the map entitled "Survey of Dale Phillips and Effie Phillips Property" dated April 4, 2009, prepared by Glen Allen Shelnett, TRLS#1542, to which reference is expressly made.

BEING the same property conveyed to Dustin Blake Crawford, An Unmarried Man, by Warranty Deed dated January 25, 2024, from Brent Crawford, An Unmarried Man, which appears of record in the Office of the Register of Deeds for Washington County, at Jonesborough, Tennessee, on Roll 1149, at Image 2277.

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured. This information shall not be construed as amending or altering the description set forth above in any way:

Street Address: The street address of the property is believed to be 126 Crestview Drive, Fall Branch, TN 37656, 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: 009P-A-022.00-000

Current owner(s) of Record: Dustin Blake Crawford

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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