

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 21, 2026, at or about 11:00 AM, local time, at the Fentress County Courthouse, 101 Main Street, Jamestown, TN 38556, pursuant to the Deed of Trust executed by Corey B. Frye, a Married Man, Joined By Spouse Lakotah S. Presti, to Gregory L Groth, Attorney, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services, its successors and assigns, dated May 21, 2022, and recorded in Book 364, Page 287, in the Register's Office for Fentress County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Fentress 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: Southwest Stage Funding, LLC dba Cascade Financial Services

Other interested parties: Secretary of Housing and Urban Development

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

Legal Description: Lying and being in the First Civil District of Fentress County, Tennessee, and being more particularly described as follows:

Lying and being in the First (1st) Civil District of Fentress County, Tennessee, and located approximately five (5) miles northwardly from the Courthouse in Jamestown, by Business or Old US Highway 127 (Main Street) northwardly to its junction with TN Highway 154; thence eastwardly and then northwardly on TN Highway 154 to its junction with Bear Hollow Road; thence northwardly approximately three-quarters (3/4) mile on Bear Hollow Road; thence eastwardly northwardly on Slaven Road to the southeasternmost corner of that tract or parcel of land conveyed by grantors herein to Randy Lee Crabtree at an iron rod set in the western edge of the right-of-way of Slaven Road; thence with the eastern edge of the right-of-way of Slaven Road South 00° 56' 03" East 75.00 feet to an iron rod; thence South 25° 50' 24" East 123.78 feet to an iron rod set the northeasternmost corner of 1.44 acre tract conveyed by grantors herein to Brenda Pritchett; thence leaving Slaven Road and with the northern line of the Pritchett tract South 83° 17' 13" West 367.87 feet to an iron rod set; thence North 23° 59' 19" West 147.16 feet to an iron rod set the southwesternmost corner of the tract or parcel of land conveyed by grantors herein to Randy Lee Crabtree; thence North 75° 06' 29" East with the southern line of the Crabtree tract 381.99 feet to the beginning corner, containing 1.40 acres, more or less, as surveyed by Andy Potter, TRLS #1334, on September 4, 1998.

The previous and last conveyance being a General Warranty Deed from Diane Jarvis to Corey B. Frye and Daniel F. Jackson, of record in Record Book 358, Page 552, Register's Office of Fentress County, Tennessee.

For further reference see that Quit Claim Deed from Daniel F. Jackson to Corey B. Frye and wife, Lakotah S. Presti, of record in Record Book 364, Page 285, Register's Office of Fentress County, Tennessee.

Included to-wit is a 2022 CMH White Pine Manufactured Home with Serial Number CWP053094TNAB.

Street Address: The street address of the property is believed to be 855 Slaven Ridge Road, Jamestown, TN 38556, 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: 034 043.18

Current owner(s) of Record: Corey B. Frye and Lakotah S. Presti

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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