

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on November 4, 2026, at or about 11:00 AM, local time, at the main entrance of the Carter County Courthouse, 801 East Elk Avenue, Elizabethton, TN 37643, pursuant to the Deed of Trust executed by CHRISTOPHER KYTE AND WIFE, CRISTY KYTE, to EVERGREEN TITLE AND CLOSING, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CALIBER HOME LOANS, INC., its successors and assigns dated February 14, 2020, and recorded on February 14, 2020, in Book 378, Page 877, Instrument No. 20000977, in the Register's Office for Carter County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Carter 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: Secretary of Housing and Urban Development

The hereinafter described real property located in Carter 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 Sixth (6th) Civil District of Carter County, Tennessee, and more particularly described as follows:

BEING Lot Number 8, in Block 15, of the Sycamore Gardens Addition to the City of Elizabethton. as shown by map or plat of same of record in the Register's Office for Carter County, at Elizabethton, in Plat Book 1, page 138 to which reference is here had and made for a more particular description of said property.

Being the same property conveyed to Christopher Kyte and wife, Cristy Kyte from Michael B. Beverly and wife, Donna D. Beverly by Deed dated February 14, 2020 of record in Book 378, Page 874, Register of Deeds Office for Carter County, Tennessee.

Tax ID: 040M-D-02602-000

Property Address: 524 Sycamore Gardens Street, Elizabethton, TN 37643

Street Address: The street address of the property is believed to be 524 Sycamore Gardens Street, Elizabethton, TN 37643, 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: 040M-D-026.02-000

Current owner(s) of Record: CHRISTOPHER C. KYTE AND CRISTY D. KYTE

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.

Padgett Law Group, Substitute Trustee
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com