

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

Sale at public auction will be on July 29, 2026, at or about 11:00 AM, local time, at the main entrance of the Blount County Courthouse, 345 Court Street, Maryville, TN 37804, pursuant to the Deed of Trust executed by Misty Brooke Mitchell, a single person, to Arnold M. Weiss, Esq., as Trustee for Wells Fargo Bank, N.A. dated April 12, 2021, and recorded on April 14, 2021, in Book 2644, Page 2202, Instrument No. 904297, and modified on July 17, 2025, in Book 2820, Page 2399, Instrument No. 3012774, in the Register's Office for Blount County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Blount 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 dba Shellpoint Mortgage Servicing

Other interested parties: Y-12 Federal Credit Union; Tom Dickerson as Trustee; Estate/Unknown Heirs of Misty B. Mitchell

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

Legal Description: SITUATED IN DISTRICT NO. 7 OF BLOUNT COUNTY, TENNESSEE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED IN THE EASTERN RIGHT-OF-WAY OF CALDERWOOD HIGHWAY AND ALSO BEING LOCATED SOUTH 45 DEG. 01 MIN. 11 SEC. WEST, 99.93 FEET FROM AN IRON PIN LOCATED IN THE SOUTHERN RIGHT-OF-WAY OF MT. CARMEL LANE NEAR IT'S INTERSECTION WITH SAID CALDERWOOD HIGHWAY AND SAID POINT OF BEGINNING ALSO BEING CORNER TO POE (DEED BOOK 630 PAGE 408) THENCE FROM SAID POINT OF BEGINNING WITH THE LINE OF POE AND CONTINUING WITH THE LINE OF MORGAN (DEED BOOK 2055, PAGE 2858) SOUTH 56 DEG. 02 MIN. 14 SEC. EAST, 275.14 FEET TO AN IRON PIN CORNER TO MORGAN AND CRYE (DEED BOOK 2068, PAGE 1016) THENCE WITH THE LINE OF CRYE SOUTH 51 DEG. 43 MIN. 48 SEC. WEST, 252.25 FEET TO AN IRON PIN IN THE LINE OF BEASLEY (DEED BOOK 279, PAGE 566) THENCE WITH BEASLEY NORTH, 55 DEG. 19 MIN. 35 SEC. WEST, 85.18 FEET TO AN EXISTING PIPE, CORNER TO MT. CARMEL MISSIONARY BAPTIST CHURCH (DEED BOOK 653, PAGE 631 AND DEED BOOK 693, PAGE 765) THENCE WITH THE LINE OF THE CHURCH N 44 DEG. 25 MIN. 21 SEC. EAST, 84.63 FEET TO A PIPE, THENCE NORTH 45 DEG. 45 MIN. 41 SEC. WEST, 154.09 FEET TO AN IRON PIN IN THE RIGHT-OF-WAY OF CALDERWOOD HIGHWAY THENCE WITH SAID RIGHT-OF-WAY NORTH 44 DEG. 33 MIN. 01 SEC. EAST, 130.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.07 ACRES AS SHOWN ON THE SURVEY OF ACCURATE SURVEYORS DATED SEPTEMBER 23, 2005 RLS NUMBER 2058. 2418 DUBLIN DRIVE. MARYVILLE TENNESSEE.

THE SOURCE OF THE ABOVE DESCRIPTION BEING DEED OF PREVIOUS RECORD IN RECORD BOOK 2082, PAGE 2624, IN THE REGISTER'S OFFICE FOR BLOUNT COUNTY, TENNESSEE; NO BOUNDARY SURVEY HAS BEEN OBTAINED AT THE TIME OF THIS CONVEYANCE.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY THOMASON AND WIFE, LISA THOMPSON BY WARRANTY DEED FROM LAWRENCE HEREON, CHRISTINE WARD, GERALDINE CRYE, MARK COLEMAN, BRENDA PRATER AND LINDA GOURLEY, DEVISEES AND GENE HUFFSTETLER, PERSONAL REPRESENTATIVE UNDER THE WILL OF WARREN O. HEARON A/K/A W.O. HEARON, DATED OCTOBER 28, 2005 AND FILED FOR RECORD NOVEMBER 2, 2005 IN RECORD BOOK 2082, PAGE 2624, IN THE REGISTER'S OFFICE FOR BLOUNT COUNTY, TENNESSEE; THE SAID TIMOTHY THOMASON DIED ON OR ABOUT THE 16<sup>TH</sup> OF JANUARY, 2017 LEAVING LISA THOMPSON AS HIS SURVIVING TENANT BY THE ENTIRETY THERE BEING NO INTERVENING DIVORCE OR SEPARATION BETWEEN THEM PRIOR TO HIS DEATH; AND THAT LISA THOMASON HAS NOT REMARRIED SINCE THE DEATH OF HER HUSBAND, TIMOTHY THOMASON.

BEING THE SAME PROPERTY CONVEYED TO MISTY BROOKE MITCHELL, UNMARRIED BY WARRANTY DEED FROM LISA THOMASON, UNMARRIED WIDOW DATED APRIL 12, 2021, FILED FOR RECORD IN RECORD BOOK 2644, PAGE 2200, IN THE REGISTER'S OFFICE FOR BLOUNT COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, ANY SHORTAGES IN AREA OR ANY ENCROACHMENT OF OVERLAPPING IMPROVEMENTS.

THIS CONVEYANCE IS MADE SUBJECT TO ALL APPLICABLE RESTRICTIONS, EASEMENTS, AND BUILDING SET BACK LINES OF RECORD IN THE REGISTER'S OFFICE FOR BLOUNT COUNTY, TENNESSEE AND RECORD BOOK 2517, PAGE 2957, IN THE REGISTER'S OFFICE FOR BLOUNT COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 906 Calderwood Highway, Maryville, TN 37801, 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: 101B A 004.00 000

Current owner(s) of Record: Misty Brooke Mitchell

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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