

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 Hamblen County Courthouse, 511 West 2nd North Street, Morristown, TN 37814, pursuant to the Deed of Trust executed by David H Prewitt, single man, to Colonial Title Group Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns, dated August 5, 2016, and recorded on August 6, 2016, in Book 1672, Page 621, Instrument No. 16252343, in the Register's Office for Hamblen County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Hamblen 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: Estate/Unknown Heirs of David H Prewitt; Misty Ann Prewitt; Mitchell Prewitt

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

Legal Description: SITUATE in the Third (3rd) Civil District of Hamblen County, Tennessee, and being more particularly described as follows, to wit:

BEING Lot No. Three (3) of the Arthur Gregg Property as shown on a plat of same which appears of record in the Register's Office for Hamblen County, Tennessee, Plat Cabinet B, Slide B-173 (formerly Plat Book 3, at Page 157) to which plat reference is here made for a further description and being described in metes & bounds as follows:

BEGINNING at an iron pin (new) in the right-of-way for White Oak Grove Road, corner with Lot No. 4; thence along the edge of the right-of-way for White Oak Grove Road South 54 deg. 20 mm. 00 sec. West, for 110.0 feet to an iron pin (new), corner with Lot No. 2; thence with the line of Lot No. 2 North 35 deg. 40 mm. 03 sec. West, 382.88 feet to an iron pin (old); thence North 54 deg. 20 mm. 00 sec. East, 109.67 feet to an iron pin (old), corner with Lot 4; thence with the line of Lot No. 4 South 35 deg. 43 min. 02 sec. East for 382.88 feet to BEGINNING, according to a survey dated September 27, 1990 by William H. Shockley, RLS No. 973. This description was taken from previous deed.

BEING the same property to David H Prewitt by deed of Brenda Carpenter Anderson, dated 8/5/2016 and recorded in Deed Book 1672, Page 619 in the Register's Office, Hamblen County, Tennessee. Ruth Dalton died on January 18, 2008.

BEING SUBJECT TO any restrictions, easements, rights-of-way, health department regulations and other encumbrances of record in Deed Book 684, Page 1, Deed Book 136, Page 437, Deed Book 134, Page 204, said plat and in prior deed in the Register's Office, Hamblen County, Tennessee.

THERE IS ALSO INCLUDED IN THIS CONVEYANCE a 1997 Pioneer Mobile Home, VIN No. PH2408GA2311A & B, as located on the above property.

The improvements thereon being known as 2694 White Oak Grove Road, Morristown, Tennessee-37813.

Street Address: The street address of the property is believed to be 2694 White Oak Grove Road, Morristown, TN 37813, 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: 056 035.00 000

Current owner(s) of Record: David H. Prewitt

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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