IN THE CHANCERY COURT
FOR CARTER COUNTY
AT ELIZABETHTON, TENNESSEE

ROCKET MORTGAGE, LLC S/B/M
NATIONSTAR MORTGAGE LLC,

PLAINTIFF

v. Civil Action #: C250149

BOBBY FREEMAN, JENNISA FREEMAN, CHARLOTTE S. MILLER, JOSEPH N. MILLER AND THE UNITED STATES OF AMERICA

NOTICE OF SALE

By virtue of the Order on Plaintiff's Motion for Default Judgment and Order for Publication of Foreclosure entered in the above-captioned cause on October 8, 2026, I will sell at public auction at the front door of the Carter County Courthouse, 801 E. Elk Avenue, Elizabethton, Tennessee, on Friday, December 4, 2026, at 10:00 a.m., to the highest and best bidder, subject to confirmation by the Court, the following described real property situated in Carter County, Tennessee and described in:

Situate, lying and being in the 13th Civil District of Carter County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING at iron pin set in the easterly margin of Hart Road, corner to Wright (DB 471, page 233); thence along the easterly margin of Hart Road, the following four courses and distances, to-wit: North 26 deg. 55 min. 58 sec. West 38.72 feet to a point; thence North 19 deg. 26 min. 10 sec. West 36.65 feet to a point; thence North 18 deg. 03 min. 37 sec. West 128.68 feet to a point; thence North 15 deg. 05 min. 45 sec. West 54.51 feet to a point, corner to Hamm; thence North 80 deg. 25 min. 17 sec. East 98.68 feet to a point; thence North 15 deg. 02 min. 49 sec. East 63.02 feet to a point; thence North 02 deg. 44 min. 52 sec. West 73.48 feet to a point in the line of Simpson; thence North 71 deg. 44 min. 05 sec. East 54.39 feet to a point, corner of Baird; thence North 70 deg. 39 min. 56 sec. East 49.19 feet to a point; thence North 48 deg. 38 min. 20 sec. East 60.64 feet to a T post, corner to Ritchie; thence South 18 deg. 50 min. 38 sec. East 260.60 feet to a point; thence South 24 deg. 20 min. 57 sec. West 142.05 feet to a locust; thence South 64 deg. 35 min. 33 sec. West 215.27 feet to the point of BEGINNING, and containing 2.07 acres, more or less, and as shown by the map or plat of a survey by Dennis Bryan Pierce, RLS # 936, whose address is Suite 307-One Citizens Plaza, Elizabethton, TN 37643, dated August 7, 2007, to which references here made.

AND BEING the same property conveyed to Jennisa Freeman and husband, Bobby Freeman and Joseph N. Miller and wife, Charlotte S. Miller as Joint Tenants with Right of Survivorship by deed dated January 16, 2015 from Capital Bank, N.A. of record in Book 211, Page 95, in the Register`s Office for Carter County, Tennessee.

The following information is believed to be accurate but is provided solely for identification purposes and without warranty or representation:

Property Address:	225 Hart Road Elizabethton, Carter County, Tennessee
Control Map/ Parcel	040 076.00.00
Record Owner:	Jennisa Freeman and husband, Bobby Freeman and Joseph N. Miller and wife, Charlotte S. Miller as Joint Tenants with Right of Survivorship

Terms of Sale: Sale will be made with ten percent (10%) down on day of sale with the remainder paid on or before thirty (30) days, after confirmation by the Chancery Court of Carter County, Tennessee.

1. The Property shall be struck off, and sold to the highest bidder for cash, and in bar of any and all equity and statutory right of redemption and homestead exemption, as provided for in said Deed of Trust.
2. The minimum bid shall be $80,631.68.
3. Plaintiff shall be permitted to credit bid up to the amount of its debt due and owing from Defendants.
4. The costs and fees of the Clerk & Master shall be included in the minimum bid and shall be payable from the sales proceeds.

The following parties are identified by Plaintiff and Plaintiff's counsel as having or as potentially having an interest in the above-described property:

Bobby Freeman; Jennisa Freeman; Charlotte S. Miller; Joseph N. Miller and
The United States Of America; Unknown Occupant of 225 Hart Road Elizabethton, Carter County, Tennessee.

The sale shall be subject to all matters shown on any applicable recorded plat or plan; all unpaid taxes and assessments; all restrictive covenants, easements, setback lines, and governmental regulations; all rights of redemption, whether statutory, equitable, or otherwise, not waived; including, without limitation, any redemption rights of governmental entities under 26 U.S.C. § 7425(d)(1), 28 U.S.C. § 2410(c), and/or Tenn. Code Ann. § 67-4-1433(c)(1), where applicable; and all prior deeds of trust, liens, assessments, encumbrances, defects, adverse claims, and other matters having priority over, or not extinguished by, the Deed of Trust being foreclosed.

The Deed of Trust being foreclosed was executed by Defendants Bobby Freeman, Jennisa Freeman, Charlotte S. Miller and Joseph N. Miller on January 15, 2015 to Mountain States Title Company, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Primary Residential Mortgage, Inc., recorded at

Book 211, page 98 in the Register's Office for Carter County, Tennessee on January 23, 2015.

In compliance with Tenn. Code Ann. §§ 35-5-101(a)(2) and 35-5-104(a)(7), this Notice shall be posted for twenty (20) consecutive days on the website of the following third-party internet posting company selected from the list promulgated by the Tennessee Secretary of State:

www.capitalcitypostings.com

Announcement made on the day of the sale takes precedence over any advertisement.

This the 28th day of October, 2026.

Andrew J. LaPorte, Special Commissioner

PUBLISH:
November 4, 2026
November 11, 2026
November 18, 2026
November 25, 2026