

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on March 17, 2026, at or about 2:00PM, local time, at the front entrance of the Sullivan County Courthouse, 3411 Hwy 126, Blountville, TN 37617, pursuant to the Deed of Trust executed by SGR Landmarks, LLC, to American Realty Title, LLC, as Trustee for Kiavi Funding, Inc., dated February 1, 2025, and recorded in Book 3642, Page 1498, Instrument Number 25004228, in the Register's Office for Sullivan County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Sullivan 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: LHOME MORTGAGE TRUST 2024-RTL3

Other interested parties: Stephen Roath

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

Legal Description: The following described real property, the same being situated and located in the Tenth (10th) Civil District of Sullivan County, Tennessee, and more particularly bounded and described as follows:

Beginning at a planted rock and pointers at the Northwest corner of the land hereby conveyed; thence N. 71-1/2 E 16 poles to a planted rock and pointers; thence crossing the spring path and ridge road, S 45-1/2 E 10 poles to a solid rock on the upper of South side of said read marked "A" "H"; thence down said road to a planted rock; S 71-1/2 W 16 poles; thence crossing the road and passing through the crack of a rock to the Point of Beginning, containing an area of one acre, more or less.

Being the same property conveyed to Briscoe Carver and wife, Allie Carver, by Deed from Andrew Arnold and wife, Bessie Arnold, of record in Book 170C, Page 460, in the Register's Office of Sullivan County, Tennessee, dated July 03, 1978 and recorded on July 03, 1978. The said Briscoe Carver died on December 18, 1997, then Allie Carver died in 2001.

Being the same property conveyed to SGR Landmarks, LLC, a Tennessee Limited Liability Company by deed dated January 3, 2025 and recorded 3/11/2025, Book 3642 Page 1494 filed in the Office of the Clerk of Sullivan County,

Street Address: The street address of the property is believed to be 6056 Orebank Road, Kingsport, TN 37664, 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: 048B A 001.20

Current owner(s) of Record: SGR Landmarks LLC

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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