

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 31, 2025, at or about 2:00 PM, local time, at the front entrance of the Washington County Courthouse, 100 East Main Street, Jonesborough, TN 37659, pursuant to the Deed of Trust executed by Southern Partner, LLC, to Lakeway Title Services, as Trustee for Beach Park Partners, LLC dated July 2, 2024, and recorded July 9, 2024, in Roll 1163, Page 922, Instrument No. 24009703, in the Register's Office for Washington County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Washington 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: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1

Other interested parties: LaRocca Hornik Rosen & Greenberg, LLP; Beach Park Partners, LLC

The hereinafter described real property located in Washington 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 Ninth (9th) Civil District of Washington County, Tennessee and described as follows:

Parcel One:

Being Lots Nos. 12 and 12 ½ in Block No. 3 of the West Main Street Addition to Johnson City, Tennessee, as shown by map of plat of said addition on file in the Register's Office for Washington County, at Jonesboro, Tennessee. Said property being on Lincoln Street and having a dwelling house thereon, numbered 705 Lehigh Street (previously known as 705 Lincoln Street).

Parcel Two:

Beginning at a point at the intersection of Lots 12 ½ and 13 and Lincoln Street; thence in an easterly direction 3 feet along Lincoln Street to a stick, thence at an angle less than a right angle 28 feet in a southerly direction to a stick; thence at an angle less than a right angle 28 feet in a northerly direction to the point of beginning, the said tract or parcel of land being an isosceles triangle with a frontage of three feet on Lincoln Street and the two sides being 28 feet; the said tract or parcel of land being a part of Lot 13 in Block No. 3 of the West Main Addition to Johnson City, Tennessee.

This conveyance is made and accepted subject to any and all applicable restrictions, easements, building setback lines and other conditions as may appear on the plat of record in the Register's Office for Washington County, Tennessee in Roll 923, Image 3025.

Being the same property conveyed to Southern Partner, LLC, a Tennessee Limited Liability Company, by Warranty Deed of Douglas Ramsey and wife, Joann Ramsey, dated December 27, 2023 and of record in the Register's Office for Washington County, Tennessee in Roll 1148, page 966.

Property address commonly known as: 705 Lehigh Steet, Johnson City, TN 37604

Street Address: The street address of the property is believed to be 705 Lehigh Street, Johnson City, TN 37604, 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: 054B-E-018.00

Current owner(s) of Record: Southern Partner, 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. This sale is being conducted subject to the Deed of Trust recorded as Book 1148, Page 968, Instrument No. 24000232, in the Office for the Washington County Register of Deeds on January 4, 2024.

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 time certain or to another specified date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announcing on the date, time, and location of each sale set forth above or any subsequent postpone 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 can be viewed online by Capital City Posting at capitalcitypostings.com.

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