

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 31, 2025, at or about 11:00 AM, local time, at the west door of the Hamilton County Courthouse, 625 Georgia Avenue, Chattanooga, TN 37402, pursuant to the Deed of Trust executed by Charles Gary Blankenship, II and Christi L Blankenship, husband and wife, to FMLS, Inc., as Trustee for Regions Bank d/b/a Regions Mortgage dated June 28, 2013, and recorded on July 1, 2013, in Book GI 9993, Page 465, Instrument No. 2013070100238, in the Register's Office for Hamilton County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Hamilton 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: Regions Bank DBA Regions Mortgage

Other interested parties: Southland Pointe Homeowners' Association, Inc.; Probate Advance, LLC

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

Legal Description: IN THE THIRD CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE:

Lot Sixty-eight (68), Southland Pointe Subdivision, as shown by plat recorded in Plat Book 75, page 184, in the Register's Office of Hamilton County, Tennessee.

REFERENCE is made for prior title to Deed of record in Book 9879, page 682, in the Register's Office of Hamilton County, Tennessee.

Commonly known as: 1550 Courtland Drive, Hixson, TN 37343.

SUBJECT TO all notes, stipulations, restrictions, easements, conditions and regulations as shown, described or noted on recorded plat.

SUBJECT TO 10-foot Power and Communication Easement as shown on subdivision plat.

SUBJECT TO 20-foot Sewer Easement as shown on subdivision plat.

SUBJECT TO Declaration of Covenants and Restrictions, Lien of Assessments and other terms, provisions and conditions set out in Book 7200, page 361, in the Register's Office of Hamilton County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

SUBJECT TO 10-foot Drainage Easement straddling all side and rear property lines as established by instrument recorded in Book 2116, page 186, in the Register's Office of Hamilton County, Tennessee.

The last deed of record is a deed recorded in Book GI 9993, Page 463, in the Register's Office for Hamilton County, TN.

Street Address: The street address of the property is believed to be 1550 Courtland Drive, Hixson, TN 37343, 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: 091D-F-004.00

Current owner(s) of Record: Charles Gary Blankenship, II and Christi L. Blankenship

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 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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