

## **SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Sale at public auction will be on July 16, 2025, at or about 11:00 AM, local time, at the main entrance of the Blount County Courthouse, 345 Court Street, Maryville, TN 37804, pursuant to the Deed of Trust executed by Kenneth T Duggan and Lynn Duggan, husband and wife, to Charles E. Tonkin, II, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Mortgage Investors Group dated March 9, 2017, and recorded on March 17, 2017, in Book 2477, Page 2567, Instrument No. 789932, in the Register's Office for Blount County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Blount 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: AmeriHome Mortgage Company, LLC

Other interested parties: Y-12 Federal Credit Union; Capital One, N.A.; ORNL Federal Credit Union

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

Legal Description: Situate in District No. 19 of Blount County, Tennessee, in the 5th Ward of the City of Maryville and being all of Lot No. 14 of Wimbleton Subdivision, Unit 1, as shown by map of record in Map File 736B in the Register's Office for Blount County, Tennessee, to which map specific reference is hereby made and according to the survey of Bruce McClellan, RLS 696, Trotter-McClellan, Inc., 3329 E. Gov. John Sevier Highway, Knoxville, TN 37920, dated May 3, 2002, bearing drawing no. 02-153; said premises improved with dwelling.

This conveyance is made subject to any applicable restrictions, easements, etc. of record in Map File 736B and Misc. Record Book 57, Page 459, in the Register's Office for Blount County, Tennessee.

Being the same property conveyed to \*Kenneth Todd Duggan and wife, \*Lynn Lea Duggan by Warranty Deed dated May 13, 2002, and of record in Deed Book 667, Page 479, in the Register's Office of Blount County, Tennessee.

This conveyance is made subject to applicable restrictions, setback lines, all existing easements, and to all conditions as shown on the recorded map.

\*Kenneth Todd Duggan a/k/a Kenneth T. Duggan

\*Lynn Lea Duggan a/k/a Lynn Duggan

Street Address: The street address of the property is believed to be 1104 Whitehall Street, Maryville, TN 37803, 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: 068M-A-014.00

Current owner(s) of Record: Kenneth Todd Duggan and Lynn Lea Duggan

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](http://capitalcitypostings.com).**

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