

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on August 12, 2025, at or about 2:00 PM, 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 Tammy Greene, unmarried, being the one and same as Tammy G. Greene, to Emmett James House or Bill R. McLaughlin, as Trustee for Union Planters Bank, NA dated December 7, 2004, and recorded on December 14, 2004, in Book 2197C, Page 250, 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: NewRez LLC d/b/a Shellpoint Mortgage Servicing

Other interested parties: Indian Path Medical Center; United States of America; United States Attorney's Office for the Western District of Michigan; Secretary of Housing and Urban Development

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 property located in the City of Kingsport, 12th Civil District of Sullivan County, Tennessee, to-wit:

BEING Lot 45, Kyle Ridge Addition to Kingsport, Tennessee, shown on map of record in the Register's Office for Sullivan County at Blountville, Tennessee, in Plat Book 1, Page 112; and being the same property conveyed to Tammy G. Greene, unmarried, by deed dated December 7, 2004 from Bruce L. Smith of record in Deed Book 2197C, Page 246 in the Sullivan County Register's Office, Blountville, Tennessee.

Above description taken from prior deed; no new survey.

The last deed of record is a Warranty Deed recorded July 12, 2018, in Book 3295, Page 2027, in the Register of Deeds Office for Sullivan County, TN.

Street Address: The street address of the property is believed to be 176 Virginia Street, Kingsport, TN 37665, 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: 030A-B-024.00-000

Current owner(s) of Record: Charles Hicks, Jr. and Tammy G Hicks aka Tammy Greene

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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