

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on September 5, 2025, at or about 2:00 PM, local time, at the front door of the Greene County Courthouse, 101 South Main Street, Greeneville, TN 37743, pursuant to the Deed of Trust executed by Lawrence K Longeuay, unmarried man, and Nicole Longeuay, unmarried woman, to Jerry Bridenbaugh, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for United Wholesale Mortgage, LLC dated June 6, 2024, and recorded on June 10, 2024, in Book 726A, Page 461, Instrument No. 24005104, in the Register's Office for Greene County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Greene 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: UNITED WHOLESale MORTGAGE, LLC

Other interested parties: None

The hereinafter described real property located in Greene 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 18th Civil District of Greene County, Tennessee, and described as follows:

Beginning on an iron pin set in the Southeasterly right of way line of Cedar Creek Road, corner to property of Seaton; thence leaving Cedar Creek Road, and with the Seaton line, South 27 deg. 15 min. 00 sec. East, 658.00 feet to an iron pin found, corner to other lands of Seaton; thence with the Seaton line, South 51 deg. 07 min. 45 sec. West, 175.00 feet to an iron pin set, corner to remaining lands of Collins; thence with a new divisional line, North 27 deg. 15 min. 00 sec. West, 175.00 feet to an iron pin set; thence North 29 deg. 49 min. 10 sec. East, 156.58 feet to an iron pin set; thence North 27 deg. 15 min. 00 sec. West, 434.00 feet to an iron pin set in the Southeasterly right of way line of Cedar Creek Road; thence with said right of way, North 63 deg. 59 min. 34 sec. East, 40.00 feet to the point of beginning, containing 1.22 acres, more or less, according to survey of D. C. Bowman, June 7, 2000.

Attached to the real estate as a fixture and conveyed as part of the real estate is a 2001 Fleetwood mobile home, VIN#TNFLY27AB55369AV12.

Being the same property conveyed to Lawrence K. Longeuay and Nicole Longeuay by deed of Benjamin Stewart and Shasta Ward Stewart, dated June 6, 2024, and recorded in Book 726A at page 459, Register's Office for Greene County, Tennessee.

Street Address: The street address of the property is believed to be 2205 Cedar Creek Road, Greeneville, TN 37743, 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: 165-046.02

Current owner(s) of Record: Lawrence K. Longeuay and Nicole Longeuay

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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