

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 3, 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 Anthony C Kornrumpf, an unmarried man, to Larry N. Westbrook, ESQ, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee First Tennessee Bank National Association dated January 12, 2011, and recorded in Book GI 9333, Page 181, Instrument No. 2011011900063, and modified in GI 13109, Page 934, Instrument No. 2022100600015, 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: NewRez LLC d/b/a Shellpoint Mortgage Servicing

Other interested parties: None

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: Located in the Third Civil District of Hamilton County, Tennessee:

Lot Three Hundred Eighty-Five (385), Hidden Brook Addition to Birnam Wood, as shown by plat recorded in Plat Book 44, Page 136, in the Register's Office of Hamilton County, Tennessee.

The source of Grantor's interest is found in Deed recorded in Book 7700, Page 249, in the Register's Office of Hamilton County, Tennessee.

Subject to restrictions as set out in instruments recorded in Book 3497, Page 450 and in Book 544, Page 655, in the Register's Office of Hamilton County, Tennessee.

Subject to conditions and easements of record in Book 2116, page 186, in the Register's Office of Hamilton County, Tennessee.

Subject to Water Line Easement granted to the Town of Signal Mountain, Tennessee, dated March 17, 1988, recorded in Book 3463, Page 583, in the Register's Office of Hamilton County, Tennessee.

Subject to a twenty (20) foot drainage easement as shown, described or noted on recorded plat.

Subject to a fifteen (15) foot sewer easement as shown, described or noted on recorded plat.

Subject to a fifty (50) foot building setback line as shown, described or noted on recorded plat.

Subject to the Town of Signal Mountain reserving a temporary construction easement along all permanent sanitary sewer easements shown, the temporary easement shall be 20 feet wide in Lots 382-385 and 17.5 feet wide in Lots 378-381 and the future development area measured from the boundary of the permanent sewer easement. The said temporary easement shall be abandoned when the sewers are built and accepted by the Town of Signal Mountain.

Subject to a minimum twenty-five (25) foot field line setback from drainage areas shown, as described or noted on legend of recorded plat.

Subject to a twenty (20) foot Water Line Easement along the Southwestern lot line, as shown, described or noted on recorded plat.

Subject to stipulation on plat "No below ground pools without written approval from the Hamilton County Health Department."

The last deed of record is a Warranty Deed recorded January 19, 2011, in Book GI 9333 Page 178, in the Register's Office for Hamilton County, Tennessee.

Street Address: The street address of the property is believed to be 57 Cool Springs Ridge Road, Signal Mountain, TN 37377, 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: 098H-E-013

Current owner(s) of Record: Anthony C. Kornrumpf

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 adjourn the sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of sale.

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.

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