

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

Sale at public auction will be on September 4, 2025, at or about 10:00 AM, local time, on the front steps of the Loudon County Courthouse, 601 Grove Street, Loudon, TN 37774, pursuant to the Deed of Trust executed by Angela R. Clarkson-Tipton and husband, James Kevin Tipton, to Crump & Richardson, PLLC, as Trustee For Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Iserve Residential Lending, LLC dated September 26, 2016, and recorded in Book T1302, Page 459, and modified in Book T1480, Page 37, Instrument No. 20009579, in the Register's Office for Loudon County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Loudon 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: Servbank, SB

Other interested parties: The Secretary of Housing and Urban Development

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

Legal Description: TRACT ONE (1):

SITUATED IN DISTRICT NO. THREE (3) OF LOUDON COUNTY, TENNESSEE, AND BEING A TRACT FRONTING ON THE WEST SIDE OF MEADOW ROAD WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED IN THE CENTERLINE OF MEADOW ROAD WEST, SAID BEGINNING POINT BEING LOCATED S. 06-45W. 505.1 FEET FROM THE CENTERLINE INTERSECTION OF MEADOW ROAD WEST AND BROOKS ROAD, AND FURTHER BEING A CORNER TO THE REMAINING LANDS OF LOYD LEON PETTY, JR. (WARRANTY DEED BOOK 95, PAGE 492); THENCE PROCEEDING WITH THE CENTERLINE OF MEADOW ROAD WEST, S.07-45-04 W. 322.41 FEET TO A POINT, BEING A CORNER TO ANGELA R. CLARKSON AND JAMES KEVIN TIPTON (WARRANTY DEED BOOK 267, PAGE 75); THENCE WITH CLARKSON AND TIPTON AS FOLLOWS: (1) PASSING THROUGH AN IRON ROD LOCATED 30.00 FEET FROM THE AFORENAMED POINT S. 68-09-48 W. 418.42 FEET TO AN IRON ROD; THENCE (S) S. 07-26-54 W. 192.96 FEET TO AN IRON ROD, BEING A COMMON CORNER TO CLARKSON AND TIPTON AND HARRISON F. SPIRES (WARRANTY DEED BOOK 96, PAGE 395); THENCE WITH SPIRES S.68-09-45 W 359.55 FEET TO AN IRON ROD LOCATED IN THE BOUNDARY OF LON E. SHOCKLEY (WARRANTY DEED 110, PAGE 461); THENCE WITH SHOCKLEY N. 35-35-56 W. 109.65 FEET TO AN IRON ROD; THENCE WITH SHOCKLEY N. 44-06-52 W. 70.91 FEET TO AN IRON ROD LOCATED AT THE COMMON BOUNDARY OF SHOCKLEY AND JOSEPH A. FEE (WARRANTY DEED BOOK 223, PAGE 603); THENCE WITH FEE AS FOLLOWS: (1) N.44-06-43 W. 87.57 FEET TO AN IRON ROD; THENCE (2) N. 46-31-59W. 105.17 FEET TO AN IRON ROD; THENCE (3) N. 43-11-54 W. 107.32 FEET TO AN IRON ROD, BEING A CORNER TO FEE AND THE REMAINING LANDS OF LOYD LEON PETTY, JR. (WARRANTY DEED BOOK 95, PAGE 492); THENCE WITH THE REMAINING LANDS OF PETTY AND PASSING THROUGH AN IRON ROD LOCATED 25.00 FEET FROM THE NEXT NAMED POINT N. 68-09-45 E. 1200.74 FEET TO A POINT LOCATED IN THE CENTERLINE OF MEADOW ROAD WEST, BEING THE POINT OF BEGINNING AND CONTAINING 8.50 ACRES, MORE OR LESS, ACCORDING TO SURVEY OF BLOUNT SURVEYS, INC. E. H. PITTS, RLS # 58, DATED DECEMBER 23, 2002, BEARING JOB NO. 8686.

SUBJECT TO RIGHT OF WAY FOR MEADOW ROAD WEST, AS SHOWN ON THE SURVEY.

Being the same property conveyed to Angela R. Clarkson-Tipton and husband, James Kevin Tipton from Loyd Leon Petty and wife Martha R. Petty, dated 12-30-02, recorded in Book 273, Page 445, in the Register's Office of Loudon County, Tennessee. See also Book 273, Page 448 and Book 267, Page 75.

TRACT ONE (2):

SITUATED IN DISTRICT NO. THREE (3) OF LOUDON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD LOCATED IN THE WESTERN RIGHT OF WAY LINE OF MEADOW ROAD, SAID BEGINNING POINT BEING LOCATED IN A SOUTHERN DIRECTION 840 FEET MORE OR LESS FROM THE POINT OF INTERSECTION OF MEADOW ROAD WITH BROOKS ROAD, AND FURTHER BEING A CORNER TO THE REMAINING LANDS OF LOYD LEON PETTY, JR., (WARRANTY DEED BOOK 95, PAGE 492); THENCE WITH THE WESTERN RIGHT OF WAY LINE OF MEADOW ROAD S. 07-26-34 W. 193.00 FEET TO AN IRON ROD, BEING A CORNER TO HARRISON SPIRES; THENCE WITH SPIRES S. 68-08-32 W. 388.30 FEET TO AN IRON ROD; BEING A COMMON CORNER TO SPIRES AND THE REMAINING LANDS OF LOYD LEON PETTY, JR.; THENCE WITH THE REMAINING LANDS OF PETTY N. 07-26-34 E. 193.00 FEET TO AN IRON ROD; THENCE CONTINUING WITH THE REMAINING LANDS OF PETTY N. 68-08-32 E. 388.30 FEET TO THE POINT OF BEGINNING AND CONTAINED 1.50 ACRES, MORE OR LESS, ACCORDING TO SURVEY OF BLOUNT SURVEYS, INC., E.H. PITTS, RLS NO. 58, DATED MARCH 6, 1996, BLOUNT SURVEYS, INC., 510 W. BROADWAY, P.O. BOX 4355, MARYVILLE, TN 37802-4355, BEARING JOB NO. 7037.

Being the same property conveyed to Angela R. Clarkson-Tipton and husband, James Kevin Tipton from Angela R. Clarkson-Tipton being one in the same as Angela R. Clarkson and husband, James Kevin Tipton, dated 7/25/14, recorded in Book 370, Page 739, in the Register's Office of Loudon County, Tennessee.

Subject to any applicable governmental zoning ordinances or subdivision regulations in effect thereon.

Street Address: The street address of the property is believed to be 3995 Meadow Road West, Greenback, TN 37742, 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: 060-123.00-000

Current owner(s) of Record: Angela R. Clarkson-Tipton and James Kevin Tipton

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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