

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

Sale at public auction will be on September 9, 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 JOHN STEVEN AUSTIN, an unmarried person, to SUSAN VOSS, as Trustee for REGIONS BANK d/b/a REGIONS MORTGAGE dated November 27, 2013, and recorded in Book 3103, Page 535, 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: REGIONS

Other interested parties: LVNV Funding LLC; Tanya Marie Keegan

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: LOCATED in the 12<sup>th</sup> Civil District of Sullivan County, Tennessee:

BEGINNING at an iron rod found on the Northeasterly side of Highpoint Avenue, distant Northeasterly 56.25 feet from the P.C. of a curve connecting Dixieland Drive with Highpoint Avenue, corner for Lot 9, Kingsport Corporation Roller Tract and the property herein conveyed; thence with the divisional line of Lot 9 and the property conveyed, North 81 degrees 00 minutes West 180.12 feet to an iron rod found in the line of Lot 8, rear corner for Lot 9 and the property herein conveyed; thence with the line of Lot 8 and the rear line of the property herein conveyed, North 6 degrees 00 minutes East 74.53 feet (shown in former deeds as 75.40 feet) to a pipe found, rear corner for Lot 1, C.C. Roach Subdivision and the property herein conveyed; thence with divisional line of Lot 1 and the property conveyed South 83 degrees 49 minutes East 189.89 feet (shown in former deeds as South 83 degrees 39 minutes East 200 feet, more or less) to an iron rod set on the Northwesterly side of Highpoint Avenue; thence with said side of said avenue South 12 degrees 51 minutes West 83.95 feet (shown in former deeds as 80 feet, more or less), to the point of beginning, as shown on plat of survey by Steven N. Hurlbut, Surveyor, dated April 1, 1993.

BEING the same property conveyed to John Steven Austin by Warranty Deed dated November 27, 2013 of record in Deed Book 3103, page 532 in the Register's Office for Sullivan County, Tennessee.

The last deed of record is a Quitclaim Deed recorded 8/26/2020 in Book 3399, Page 570 in the Register of Deeds Office for Sullivan County, TN.

Street Address: The street address of the property is believed to be 1504 Highpoint Avenue, 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: 029D-B-026.00

Current owner(s) of Record: John Steven Austin

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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