

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JITTISAK KHAMPHU, A MARRIED MAN by Deed of Trust (the "Deed of Trust"), dated 11/15/2024 and of record in Deed Book 3630, Page(s) 635-654, and/or as Instrument Number 24019875, in Register's Office of Sullivan County, Tennessee, conveyed to MAYES LAW FIRM, PLLC, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Sierra Pacific Mortgage Company, Inc, and subsequently assigned to Freedom Mortgage Corporation, and

WHEREAS, Nestor Solutions of Tennessee, LLC has been duly appointed Substitute Trustee by the owner and holder of the Note by instrument recorded in Deed Book 3706, Page(s) 549-551 and/or as Instrument Number 26012699 in Register's Office of Sullivan County, Tennessee; and

WHEREAS, default has been made in the payment of the Note; and

WHEREAS, the owner and holder of the Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of the indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust. The notice requirements of T.C.A. §35-5-101 and 35-5-104 have been satisfied.

NOW, THEREFORE, notice is hereby given that an agent of Nestor Solutions of Tennessee, LLC, Substitute Trustee, pursuant to the power, duty, and authority vested in and conferred by the Deed of Trust, will proceed to sell the below-mentioned property on **8/25/2026, at 2:00 PM at the Front Entrance of the Sullivan County Courthouse, 3411 Hwy 126, Blountville, TN 37617**, to the highest call bidder for cash free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Sullivan County, Tennessee, described as follows:

SITUATE, LYING AND BEING IN THE 11TH CIVIL DISTRICT IN SULLIVAN COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. TO-WIT:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY LINE OF WEST SULLIVAN STREET, FORMERLY SULLIVAN BOULEVARD, 368.45 FEET EASTERLY ALONG THE SAID LINE OF WEST SULLIVAN STREET FROM ITS INTERSECTION WITH AN EXTENSION OF THE CENTER LINE OF FAIRVIEW AVENUE, NORTHEASTERLY CORNER "FOR LOT 4 OF WEST SEVIER TERRACE; THENCE SOUTHERLY 'ALONG THE EASTERLY LINE OF LOT. 4 OF WEST SEVIER TERRACE AND AT RIGHT ANGLE TO WEST SULLIVAN STREET 179 " FEET TO A POINT; -THENCE EASTERLY AT RIGHT ANGLE A DISTANCE OF 80 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLE A DISTANCE OF 179 FEET TO A POINT ON THE SOUTHERLY LINE OF WEST SULLIVAN STREET; THENCE ALONG THE SOUTHERLY LINE OF WEST SULLIVAN STREET IN A WESTERLY DIRECTION OF 80 FEET TO THE POINT OF BEGINNING, CONTAINING 14,320 SQUARE FEET, MORE OR LESS, AND BEING A RECTANGULAR LOT ADJOINING THE EASTERLY SIDE OF WEST SEVIER TERRACE.

AND BEING THE SAME PROPERTY CONVEYED TO CHARLES LAW, BY DEED DATED MARCH 22, 2023, FROM WILLIAM R. WAGNER AND WIFE, VICKI SEAL, OF RECORD IN DEED BOOK 3550, PAGE 386 IN THE REGISTER OF DEEDS OFFICE FOR SULLIVAN COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE.

AND BEING THE PROPERTY CONVEYED TO JITTISAK KHAMPHU BY DEED DATED NOVEMBER 15, 2024 FROM CHARLES LAW OF RECORD IN BOOK/ROLL 3630, PAGE/IMAGE 631, IN THE REGISTER'S OFFICE FOR SULLIVAN.

The street address of the above-described property is believed to be **1513 WEST SULLIVAN ST, KINGSPORT, TN 37660**, but if such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

Such property is subject to a Notice of State Tax lien in favor of the State of Tennessee, of record in Instrument Number 25014428 OR Deed Book 3661, Page(s) 2295, Register's Office for Sullivan County, Tennessee. Notice of said sale required by Tenn. Code Ann § 67-1-1433 (b)(1) to be given to the State of Tennessee has been timely given, and said sale will be subject to the right of the State of Tennessee to redeem such property, as provided in Tenn. Code Ann § 67-1-1433 (c)(1).

Such property is subject to a Notice of Federal Tax Lien in favor of the United States, of record in Instrument Number 26011050 OR Deed Book 3703, Page(s) 364, Register's Office for Sullivan County, Tennessee. Notice of said sale required by 26 U.S.C. § 7425 (b) to be given to the United States has been timely given, and said sale will be subject to the right of the United States to redeem such property, as provided in 26 U.S.C. § 7425 (d)(1).

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:

Owner of Property: JITTISAK KHAMPHU

The sale is subject to occupant(s) rights in possession of the premises.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and 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 day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the purchase price. The purchaser shall have no further record against the grantor, the grantee or the trustee.

NOTICE TO BIDDERS: Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5.

Internet Posting Website: <https://tennesseepostings.com/>

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