

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, Christopher Postell, a single man by Deed of Trust (the "Deed of Trust"), dated 7/21/2023 and of record in Deed Book 3566, Page(s) 1268-1280, and/or as Instrument Number 23012010, in Register's Office of Sullivan County, Tennessee, conveyed to Fidelity National Title, 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 Zillow Home Loans, LLC, 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 3713, Page(s) 1662-1664 and/or as Instrument Number 26016381 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 **10/6/2026, at 12:00 PM at the At 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 IN THE 12TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAND STREET, DISTANT NORTHWESTERLY 224 FEET FROM THE POINT OF INTERSECTION OF THE SAID LINE OF SAND STREET WITH THE NORTHWESTERLY LINE OF ROGAN STREET, CORNER FOR LOTS 11 AND 12. THENCE WITH THE SAID LINE OF SAND STREET, N. 87° 12' W., 74 FEET TO A POINT, CORNER FOR LOTS 12 AND 13. THENCE WITH THE DIVISIONAL LINE OF LOTS 12 AND 13, S. 2° 48' W., 150 FEET TO A POINT. THENCE WITH THE REAR DIVISIONAL LINE OF LOT 12, S. 87° 12' E., 74 FEET TO A POINT, CORNER FOR LOTS 11 AND 12. THENCE WITH THE DIVISIONAL LINE OF LOTS 11 AND 12, N. 2° 48' E., 150 FEET TO THE POINT OF BEGINNING AND BEING LOT 12 OF THE RESUBDIVISION OF BLOCK 17, FORT ROBINSON ADDITION, AS SHOWN ON SURVEY BY KETRON ENGINEERING COMPANY OF RECORD IN PLAT BOOK 6, PAGE 56 IN THE REGISTER'S OFFICE FOR SULLIVAN COUNTY, TENNESSEE; (AND PREVIOUSLY BEING PART OF LOTS 12 AND 13, BLOCK 17, FORT ROBINSON ADDITION, SHOWN ON MAP OF RECORD IN PLAT BOOK 2, PAGE 71).

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER POSTELL BY WARRANTY DEED DATED JULY 21, 2023 OF RECORD IN DEED BOOK 3566, PAGE 1264, IN SAID REGISTER'S OFFICE.

THERE IS ALSO HEREBY CONVEYED ANY AND ALL RIGHT, TITLE, AND INTEREST IN THE JOINT DRIVEWAY LOCATED ON THE DIVISIONAL LINE OF LOTS 11 AND 12 IN BLOCK 17 OF FORT ROBINSON ADDITION.

BEING TAX PARCEL IDENTIFICATION NUMBER: 045C-B-026.00

LEGAL DESCRIPTION TAKEN FROM PRIOR DEED WITHOUT THE BENEFIT OF A NEW SURVEY.

The street address of the above-described property is believed to be **2017 SAND ST, KINGSPORT, TN 37660-1135**, 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.

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: Christopher Postell
ISPC, Deed of Trust Book 3634, Page(s) 384-386 and/or Instrument # 24021946

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/>

Publication Dates: 8/18/2026 and 8/25/2026

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