

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, Justin C. Sharp, a single man by Deed of Trust (the "Deed of Trust"), dated 4/30/2019 and of record in Deed Book TD292, Page(s) 433-448, and/or as Instrument Number 19001146, in Register's Office of Union County, Tennessee, conveyed to Aspen Title & Escrow, LLC, 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 Cardinal Financial Company, Limited Partnership, 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 TD465, Page(s) 420-422 and/or as Instrument Number 26002568 in Register's Office of Union 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 **9/22/2026, at 12:00 PM at the At the Union County Courthouse, 901 Main Street Maynardville, TN 37807**, 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 Union County, Tennessee, described as follows:

SITUATED IN THE FIRST (1ST) CIVIL DISTRICT OF UNION COUNTY, TENNESSEE, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE WESTERLY SIDELINE OF BULL RUN ROAD, BEING A 60 FOOT RIGHT-OF-WAY, AND CORNER TO PROPERTY OF JOHN SHACKLES (W.D. Z-8, PG. 442), SAID BEGINNING POINT BEING STATION 99+22.25 ON STATE HIGHWAY PLANS; THENCE WITH THE LINE OF SAID SHACKLES, NORTH 46 DEG. 08 MIN. 23 SEC. WEST, 107.38 FEET TO AN EXISTING METAL FENCE POST; THENCE NORTH 01 DEG. 18 MIN. 13 SEC. EAST, 158.62 FEET TO AN EXISTING METAL POST, CORNER TO AN AREA CLAIMED BY PARCEL 015.01 (NO DEED FOUND); THENCE SOUTH 64 DEG. 02 MIN. 57 SEC. EAST 157.21 FEET TO AN EXISTING IRON PIN FOUND IN THE WESTERN RIGHT OF WAY LINE OF BULL RUN ROAD; THENCE WITH THE SAID WESTERN LINE OF BULL RUN ROAD, SOUTH 21 DEG. 10 MIN. 52 SEC. WEST, 30.17 FEET TO AN EXISTING IRON PIN; (5/8" REBAR) THENCE CONTINUING WITH SAID BULL RUN ROAD, A BASELINE OF SOUTH 22 DEG. 36 MIN. 17 SEC WEST, CHORD=147.37 FEET, RADIUS=2935.51 FEET, AREA 147.38 FEET TO THE POINT OF BEGINNING, CONTAINING 0.469 ACRES, MORE OR LESS, ACCORDING TO SURVEY OF JEFFREY L. PAXTON, TN RLS NO. 2030, DATED JANUARY 15, 2019, TO WHICH SURVEY REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES AND REGULATIONS IN EFFECT THEREON.

THIS CONVEYANCE IS MADE SUBJECT TO ALL APPLICABLE EASEMENTS, RESTRICTIONS AND RESERVATIONS.

THIS CONVEYANCE IS MADE SUBJECT TO APPLICABLE EASEMENTS, RESTRICTIONS, AND BUILDING SET-BACK LINES OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO STEVEN BERRY, BY WARRANTY DEED DATED FEBRUARY 1, 2019, FROM CASSONDRA B. WELCH AND HUSBAND, JONATHAN L. WELCH, FILED OF RECORD ON FEBRUARY 1, 2019, IN BOOK E9, PAGE 446, IN THE REGISTER'S OFFICE FOR UNION COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN C. SHARP FROM STEVEN BERRY BY VIRTUE OF WARRANTY DEED DATED 04/30/19 OF RECORD IN DEED BOOK F-9, PAGE 337 IN THE REGISTER'S OFFICE FOR UNION, TENNESSEE.

The street address of the above-described property is believed to be **1713 BULL RUN ROAD, LUTTRELL, TN 37779**, 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: Justin C. Sharp

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: 9/1/2026 and 9/8/2026

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TS#: 2026-26245-TN