

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

Sale at public auction will be on February 12, 2026, at or about 2:00 PM, local time, at the City County Building, 400 Main Street, Knoxville, TN 37902, pursuant to the Deed of Trust executed by Gap Solutions LLC, to Riverside Abstract, LLC, as Trustee for Sharestates Investments, LLC ISAOA/ATIMA dated August 24, 2021, and recorded on August 26, 2021, as Instrument No. 202108260016566, in the Register's Office for Knox County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Knox 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: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee of Basin Residential Loan Trust

Other interested parties: Sharestates Investments, LLC; SCF LN HLDGS LLC; Eluzer Brecher

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

Legal Description: The Land is described as follows:

Situated in the Seventh (7th) Civil District of Knox County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the East line of Dry Gap Pike, distant 155 feet, more or less in a Northerly direction from the center line of Sanford Road, thence from said beginning point and running with the East line of Dry Gap Pike, North 16 degrees 40 minutes West, 100 feet to an iron pin; thence with the remaining property of Hansard, North 79 degrees 58 minutes East, 154.10 feet to an iron pin, thence South 14 degrees 18 minutes East 100.14 feet to an iron pin; thence South 80 degrees 11 minutes West, 150 feet to the point of BEGINNING.

Being the same property conveyed to Charles Howard White and wife, Clara B White by Warranty Deed from Byron Thatcher and wife, Ann F. Thatcher and Jimmy R. Thatcher and wife, Lucy M. Thatcher of record in Book 2172, page 563, Register's Office for Knox County, Tennessee dated April 06, 1995 and recorded on April 07, 1995. (Value or consideration shown an aforementioned deed \$169,000.00.)

Being the same property conveyed to Gap Solutions, LLC, a New York Limited Liability Company by Warranty Deed from Charles Howard White and Clara B. White, husband and wife of record in Instrument No. 202011240043134 Register's Office for Knox County, Tennessee, dated November 19, 2020 and recorded on November 24, 2020. (Value of consideration shown in aforementioned deed \$315,000.00.)

Street Address: The street address of the property is believed to be 402 Dry Gap Pike, Knoxville, TN 37912, 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: 057M A 018.04

Current owner(s) of Record: Gap Solutions, LLC

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 specified time certain or to another date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announced on the date, time, and location of sale set forth above or any subsequent postponed 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 has been posted by Capital City Posting and can be viewed online at [CapitalCityPostings.com](http://CapitalCityPostings.com).**

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