

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on March 10, 2026, at or about 2:00 PM, local time, at the front door of the Monroe County Courthouse, 105 College Street, Madisonville, TN 37354, pursuant to the Deed of Trust executed by William Gee and wife, Jessica Gee, to Aspen Title & Escrow, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Wilmington Finance Inc. dated April 25, 2007, and recorded on May 24, 2007, in Book F-25, Page 165, Instrument No. 07189924, in the Register's Office for Monroe County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Monroe 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: MCLP Asset Company, Inc.

Other interested parties: None

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

Legal Description: LYING AND BEING IN THE THIRD CIVIL DISTRICT OF MONROE COUNTY, TENNESSEE, AND BEING LOT 9, BLOCK F, OF HERMITAGE HILLS SUBDIVISION, MEASURING 125 FEET BY 150 FEET LOCATED IN THE CITY OF MADISONVILLE, TENNESSEE, THE PLAT FOR WHICH IS RECORDED IN PLAT BOOK 3, PAGE 28, IN THE REGISTER'S OFFICE FOR MONROE COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERNMOST CORNER OF THE TRACT HEREIN CONVEYED AT A CORNER WITH LOT 11 AT THE EDGE OF MONROE CIRCLE; THENCE WITH LOT 11 NORTH 62-09 WEST 150 FEET TO AN IRON PIN; THENCE NORTH 27-51 EAST 125 FEET TO AN IRON PIN AT A CORNER WITH LOT 7; THENCE WITH LOT 7 SOUTH 62-09 EAST 150 FEET TO AN IRON PIN AT THE EDGE OF MONROE CIRCLE; THENCE WITH THE EDGE OF MONROE CIRCLE SOUTH 27-51 WEST 125 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE SURVEY OF JOE W. TORBETT, MADISONVILLE, TN DATED 8/29/98.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM GEE AND WIFE, JESSICA GEE, TO CREATE TENANTS BY THE ENTIRETY, FROM WILLIAM GEE AND JESSICA FARLEY BY VIRTUE OF QUITCLAIM DEED, DATED 09/18/2003, RECORDED 10/03/2003, OF RECORD IN DEED BOOK 287, PAGE 647 IN THE REGISTER'S OFFICE FOR MONROE COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO BOOK 37, PAGE 507 AND BOOK 37, PAGE 419, AND ANY AND ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, CONDITIONS, PLAT OF RECORD, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Street Address: The street address of the property is believed to be 1026 Monroe Circle, Madisonville, TN 37354, 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: 057A C 006.00 000

Current owner(s) of Record: William Gee and Jessica Gee

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.

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