

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

Sale at public auction will be on April 2, 2026, at or about 12:00 PM, local time, in the Lobby of the Knox County Courthouse City-County Building, 400 Main Street, Knoxville, TN 37902, pursuant to the Deed of Trust executed by Mark Thomas McFarland, a married man, to Foothills Title Services, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services, its successors and assigns dated March 14, 2022, recorded on March 17, 2022, as Instrument No. 202203170071678, and modified on August 23, 2022, as Instrument No. 202208230012414, 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: Southwest Stage Funding, LLC dba Cascade Financial Services

Other interested parties: None

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: SITUATED in the Eighth (8th) Civil District of Knox County, Tennessee, being more particularly described as follows:

BEGINNING at an iron bolt approximately 473 feet from the southeast corner of Jeffrey McFarland property (Book 1993, Page 973) said southeast corner being located on the north side of McCubbins Road 3,052.02 feet to right of way of Copper Road, from said beginning point North 73 deg. 51 min. 47 sec. West 133.60 feet; thence North 5 deg. 33 min. 01 sec. East (erroneously referenced as South 5 deg. 33 min. 01 sec. West in prior deed of record) 545.36 feet to an iron pin; thence South 80 deg. 18 min. 47 sec. East 342.80 feet to a wood post; thence North 89 deg. 37 min. 54 sec. East 74.58 feet to a pipe; thence South 3 deg. 48 min. 39 sec. West 482.37 feet to an iron pin; thence North 87 deg. 35 min. 20 sec. West 217.30 feet to a wood post; thence South 59 deg. 38 min. 03 sec. West 100.58 feet (erroneously referenced as 158 feet in prior deed of record) to the point of beginning, containing 5.00 acres, more or less, as shown by survey of Eddy R. Garrett, RLS #1544, dated January 22, 2009.

THERE IS LOCATED a 40 foot access easement across the Jeffrey H. McFarland property beginning at an iron pin along the north side of McCubbins Road 3052.2 feet to right of way of Cooper Road proceeding South 14 deg. 11 min. 09 sec. West 412.14 feet to an iron pin; thence South 3 deg. 10 min. 09 sec. West 61.9 feet to a bolt; thence North 73 deg. 51 min. 47 sec. West 41.05 feet; thence North 3 deg. 10 min. 09 sec. East 67.25 feet; thence North 14 deg. 11 min. 9 sec. East 400.27 feet; thence North 64 deg. 29 min. 42 sec. West 40.79 feet terminating at the beginning point.

THIS conveyance is subject to all applicable restrictions, easements, set-back lines and other conditions of record in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Mark Thomas McFarland, by QuitClaim Deed dated March 27, 2009, of record in Instrument No. 200903270061282, in the Register's Office for Knox County, Tennessee.

Included to-wit is a 2022 68x28 Southern Energy Manufactured Home with Serial #SAD031690AL-AB

Street Address: The street address of the property is believed to be 1128 McCubbins Road, Strawberry Plains, TN 37871, 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: 073 22706

Current owner(s) of Record: Mark Thomas McFarland

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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