

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

Sale at public auction will be on September 17, 2025, at or about 11:00 AM, local time, at the front door of the Roane County Courthouse, 200 East Race Street, Kingston, TN 37763, pursuant to the Deed of Trust executed by VICTOR E. BOND, JR AND WIFE, BROOKE HOLLIS BOND, to WILLIAM C. FORD, as Trustee for GREEN TREE FINANCIAL SERVICING CORPORATION dated November 17, 1998, and recorded in Book 651, Page 204, in the Register's Office for Roane County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Roane 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: U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1999-1

Other interested parties: LVNV FUNDING, LLC; Estate/Unknown Heirs of Victor Earl Bond Jr.; Harold A Bond; Victor E Bond III

The hereinafter described real property located in Roane 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 Fourth (4th) Civil District of Roane County, Tennessee, and being known and designated as all of Lot 3B, of Georgia Meadows, as the same appears of record in plat of record in Plat Cabinet B, Slide 5, Side 1, in the Register's Office for Roane County, Tennessee, (which was formerly part of Lot 3 and Lot 4 of Georgia Meadows, as the same appears of record in plat of record in Plat Cabinet A, Slide 136, Side 1, in the Register's Office for Roane County, Tennessee); to which reference is hereby made for a more particular description and according to a survey made by David B. Gibson, RLS#20 dated November 10, 1998, and bearing drawing number 98220-A.

BEING the same property conveyed to Victor E. Bond Jr., and Brooke Hollis Bond husband and wife from Bob C. Flowers and Barbara Flowers, husband and wife, by Warranty Deed, dated November 17, 1998, and recorded in Deed Book E-21, Page 553 in the Register's Office for Roane County Tennessee.

THIS CONVEYANCE is subject to any and all restrictions, easements, and building setback lines of record in plat of record in Plat Cabinet B, Slide 5, Side 1, and any other restrictions, easements, and building setback lines of record in the Register's Office for Roane County, Tennessee.

Included to-wit is a 1998 76x20 Manufactured Home with serial number TNFLW27A&B51211-SR12.

Street Address: The street address of the property is believed to be 2380 River Road, Lot 100, Kingston, TN 37763, 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: 096-029.15 000

Current owner(s) of Record: Victor E Bond Jr. and Brooke H Bond

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).

Padgett Law Group, Substitute Trustee  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
[attorney@padgettlawgroup.com](mailto:attorney@padgettlawgroup.com)