

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on February 17, 2026, at or about 2:00 PM, local time, at the front door of the Jefferson County Court House, 202 West Main Street, Dandridge, TN 37725, pursuant to the Deed of Trust executed by Johnny G Boone and Mary Linda Boone, married to each other, to U.S. Bank Trust Company, National Association, as Trustee for U.S. Bank National Association dated September 16, 2021, and recorded in Book 1643, Page 223, in the Register's Office for Jefferson County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Jefferson 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

Other interested parties: Estate/Unknown Heirs of Johnny G. Boone

The hereinafter described real property located in Jefferson 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 CIVIL DISTRICT OF JEFFERSON COUNTY, TENNESSEE, WITHOUT THE CORPORATE LIMITS OF ANY MUNICIPALITY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING DESIGNATED AS LOT 50, PONDEROSA RANCH SUBDIVISION, SECTION A, AS SHOWN ON THE PLAT OF SAME OF RECORD IN PLAT CABINET B, SLIDE 22, IN THE REGISTER'S OFFICE FOR JEFFERSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON A SET IRON PIN IN THE LINE OF PONDEROSA DRIVE AND CORNER TO BELL, KING AND WOLIVER (IB 680/730); THENCE WITH BELL, KING AND WOLIVER, SOUTH 59 DEGREES 55 MINUTES 03 SECONDS EAST 52.79 FEET TO A POINT IN THE 1002 CONTOUR LINE OF DOUGLAS LAKE; THENCE WITH THE 1002 CONTOUR LINE OF DOUGLAS LAKE THE FOLLOWING SEVEN CALLS AND DISTANCES: NORTH 27 DEGREES 22 MINUTES 55 SECONDS WEST 13.25 FEET; THENCE NORTH 13 DEGREES 27 MINUTES 15 SECONDS EAST 9.29 FEET; THENCE NORTH 50 DEGREES 15 MINUTES 55 SECONDS EAST 11.73 FEET; THENCE SOUTH 86 DEGREES 40 MINUTES 05 SECONDS EAST 24.01 FEET; THENCE SOUTH 85 DEGREES 26 MINUTES 09 SECONDS EAST 36.80 FEET; THENCE SOUTH 79 DEGREES 41 MINUTES 37 SECONDS EAST 46.29 FEET; THENCE SOUTH 79 DEGREES 41 MINUTES 45 SECONDS EAST 4.16 FEET TO A SET IRON PIN IN THE LINE OF CARR (WDB 342/464); THENCE NORTH 05 DEGREES 48 MINUTES 16 SECONDS WEST 141.55 FEET TO A SET IRON PIN IN THE LINE OF PONDEROSA DRIVE; THENCE WITH THE LINE OF PONDEROSA DRIVE THE FOLLOWING TWO CALLS AND DISTANCES: SOUTH 81 DEGREES 30 MINUTES 00 SECONDS WEST 113.40 FEET; THENCE SOUTH 17 DEGREES 05 MINUTES 00 SECONDS WEST 117.75 FEET TO THE POINT OF BEGINNING, AS SHOWN ON SURVEY OF JOHNNY D. KERR, TRLS NO. 1607, DATED JULY 18, 2005. SUBJECT TO COVENANTS AND RESTRICTIONS FOR PONDEROSA RANCH SUBDIVISION RECORDED IN BOOK 183, PAGE 50, WHICH PROVIDES THAT THE LOT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY; ANY BUILDING PLACED THEREON SHALL BE OF NEAT AND ATTRACTIVE CONSTRUCTION; THE PILING OF JUNK OR RUBBISH IS EXPRESSLY PROHIBITED; THE PLACING OF TAR PAPER SHACKS OR BUS BODIES IS PROHIBITED; NICE TRAILERS ARE PERMITTED; NO OUTSIDE TOILETS ARE PERMITTED SUBJECT TO RIGHTS OF USA AFFECTING THAT PORTION OF THE LOT LYING BELOW THE 1007 FOOT CONTOUR LINE.

The last deed of record is a Warranty Deed recorded 05/01/2007, Book 870, Page 192, in the Register of Deeds Office for Jefferson County, TN.

Included to-wit is a 2013 Clayton 28x56 Manufactured Home with serial no. CWP024330TNAB.

Street Address: The street address of the property is believed to be 1641 Ponderosa Drive, Dandridge, TN 37725, 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: 084G A 008.00 000

Current owner(s) of Record: Johnny G. Boone and Mary Linda Boone

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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