

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on November 3, 2026, at or about 11:00 AM, local time, at the Sevier County Courthouse, 125 Court Street, Sevierville, TN 37862, pursuant to the Deed of Trust executed by Robert W Landry, Jr and wife, Amie L Landry and Christine Pedro, single, to Douglas S Yates, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for New Penn Financial, LLC, its successors and assigns, dated February 19, 2016, and recorded in Book 4657, Page 8, Instrument Number 16008282, in the Register's Office for Sevier County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Sevier 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: NewRez LLC

Other interested parties: Sevier County Electric System, State of Tennessee Department of Revenue, Midland Credit Management, Inc.

The hereinafter described real property located in Sevier 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 Sixth (6th) Civil District of Sevier County, Tennessee, and being a stip of land 190.8 feet wide adjoining E. E. Ogle property on the North, the Little Cove Road, on the East, and Sherman Stinnett lands on the west, and being more particularly described as follows:

BEGINNING on an iron pin in Little Cove Road and a corner to Crowson and running with the line of Crowson, N 86 deg. 30 min. W 589.8 feet to an iron pin in the line of Crowson and a corner to Stinnett; thence N 44 deg. 38 min. E 254 feet to an iron pin in the line of Ogle; thence a new line, S 86 deg. 30 min. W 439.7 feet to an iron pin in the line of Ogle and the Little Cove Road right of way; thence with the Little Cove Road right of way, S 8 deg. 30 min. W 190.8 feet to the point of BEGINNING, containing 2 acres, more or less.

Being the same property conveyed to Robert W Landry, Jr. and wife, Amie L Landry and Christine Pedro, a single person by Warranty Deed from Jeffrey Lynn Sawyer and Joselyn Keener and Nathan Fred Sawyer and Gerald M. Sawyers and Penny Sawyer and Douglas Aaron Sawyer, dated February 19, 2016, of record in Book 4657, Page 5, in the Register's Office for Sevier County, Tennessee.

Tax Map: 114 Parcel: 066.00

Street Address: The street address of the property is believed to be 2114 Little Cove Road, Sevierville, TN 37862, 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: 114-066.00-000

Current owner(s) of Record: Robert W Landry, Jr. and Amie L Landry and Christine Pedro

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.

FURTHERMORE, THIS SALE SHALL SPECIFICALLY BE SUBJECT TO THE RIGHT OF REDEMPTION BY THE STATE OF TENNESSEE, PURSUANT TO T.C.A. 67-1-1433 (c)(1) BY REASON OF THE FOLLOWING TAX LIEN(S) OF RECORD IN INSTRUMENT NO. 25003792 OF THE REGISTER'S OFFICE OF SEVIER COUNTY, TENNESSEE. NOTICE OF THE SALE HAS BEEN GIVEN TO THE STATE OF TENNESSEE IN ACCORDANCE WITH 67-1-1433 (b)(2).

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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