

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on August 20, 2026, at or about 11:00 AM, local time, at the north side entrance of the City County Building, 400 Main Street, Knoxville, TN 37902, pursuant to the Deed of Trust executed by MARVIN MADRON AND DEBORAH MADRON, HUSBAND AND WIFE, to MILESTONE SETTLEMENT, LLC, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT LLC, ITS SUCCESSORS AND ASSIGNS dated June 12, 2021, and recorded as Instrument Number 202106280106249, 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: Planet Home Lending, LLC

Other interested parties: GOODLEAP, LLC

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 District No. Six (6) (formerly Nine) of Knox County, Tennessee and lying on the Yarnell Road and being more particularly described as follows: Beginning on a stone in Jones line, the extreme southwest corner of the property here conveyed said stone being near the top of Black Oak Ridge; thence South 44 3/4 deg, East 120 poles to a stone; thence North 44 3/4 deg, East 36 poles to a stone; thence 44 3/4 deg, West to a stone in Jones line near the top Beaver Ridge; thence with Jones line, South 44 3/4 deg, West 36 poles to the point of beginning, and containing twenty-seven (27) acres, more or less. Less and except that portion of property conveyed to Julius L. Sutterfield and wife, Brenda S. Sutterfield by virtue of a Warranty Deed dated July 7, 1978 and recorded in the aforesaid register's office in Deed Book 1648, Page 416. Less and except that portion of property conveyed to Clarence W. Blue and wife, June T. Blue by virtue of a Warranty Deed dated August 4, 1959 and recorded in the aforesaid register's office in Deed Book 1666, Page 30. Less and except that portion of property conveyed to William J. Watt and wife, Helen K. Watt by virtue of a Warranty Deed dated January 9, 1979 and recorded in the aforesaid register's office in Deed 1666, page 30. Less and except that portion of property conveyed to Ulys Paul Licklter and wife, Patricia W. Licklter by virtue of a Warranty Deed dated January 8, 1979 and recorded in the aforesaid register's office in Deed 1666 page 28. Less and except that portion of property conveyed to Ralph C. Vola and wife, Dorothy L. Vola by virtue of a Warranty Deed dated May 21, 1965 and recorded in the aforesaid register's office in Deed 1288, Page 496. Less and except that portion of property conveyed to Charlie Edington and wife, Laura L. Edington by virtue of a Warranty Deed dated June 18, 1965 and recorded in the aforesaid register's office in Deed 1293, Page 711.

The last deed of record is a Quit Claim Deed recorded 04/05/2006 as Instrument No. 200604050083416 in the Register of Deeds Office for Knox County, TN.

Street Address: The street address of the property is believed to be 11226 Yarnell Road, Knoxville, TN 37932, 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: 117 078

Current owner(s) of Record: Marvin and Deborah Madron fka Deborah Noce

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.

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