

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

Sale at public auction will be on May 26, 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 Jackie Massey, unmarried, to U.S. Bank Trust Company, National Association, as Trustee for U.S. Bank National Association dated November 28, 2018, and recorded on December 27, 2018, in Book 1453, Page 216, Instrument No. 18009494, 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: 1st Franklin Financial Corporation; LVNV Funding, LLC; Estate/Unknown Heirs of Jackie Massey

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 County of Jefferson, State of Tennessee:

Being a Tract of 2.18 acres off of the lands of Paul I. Vance, deceased and wife, Thelma Vance which they acquired from Sam K. Vance and wife, Flora D. Vance by Deed dated May 30, 1947 of record in the Register's Office for Jefferson County, Tennessee in Warranty Deed Book 96, Page 535 and being more particularly described as follows:

Beginning at a point at the Southeast corner of the Cedar Cove Methodist Church property, corner to Loy; thence with the common line of Loy S. 62-48-40 E. 225.00 feet to a stake in the line of Loy, which stake is 40.67 feet West of a stake in a sink hole referred to in previous deeds; thence with the remaining lands of Vance two calls as follows: S 68-29-45 W 475.42 feet to a stake, N 51-04 W 214.55 feet to a stake in the center of Rocky Valley Road, a corner to remaining lands of Vance; thence N 57-00-10 E 294.99 feet to a stake in the line with Cedar Cove Methodist Church; thence along the line of Cedar Grove Methodist Church property S 83-25-10 E 162.55 feet to the point of beginning, containing 2.18 acres, more or less. This is the same description used in prior deed.

Being the same property conveyed by Deed recorded in Book 1425, Page 375 of the Jefferson County, Tennessee records.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and others laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable

Street Address: The street address of the property is believed to be 1254 Whitaker Road, New Market, TN 37820, 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: 054 049.02 000

Current owner(s) of Record: Jackie Massey

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.

*The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof. 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)