

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 21, 2026, at or about 2:00 PM, local time, at the north door of the Sevier County Courthouse, 125 Court Street, Sevierville, TN 37862, pursuant to the Deed of Trust executed by Jacob Master, to Tennessee Title Services, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Hometown Equity Mortgage, LLC, its successors and assigns dated April 27, 2023, and recorded on May 2, 2023, in Book 6313, Page 22, Instrument No. 23013467, 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: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2023-INV2

Other interested parties: None

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 Sixteenth (16th) Civil District of Sevier County, Tennessee, and being all of Lot 9A of Mary Ridge Farms, as the same appears on the plat of record in Map Book 23, Page 77, in the Register's Office for Sevier County, Tennessee, to which specific map reference is hereby made for a more particular description.

The above description being the same as previous deed of record in Book 5909, page 320, in the Register's Office for Sevier County, Tennessee: No boundary survey having been obtained at the time of this conveyance. The following information is being provided for informational purposes only and no title insurance coverage will be provided concerning the same.

Being the same property conveyed to Jacob Master, Married from Dorothy Ruth Leach and husband Ronald Gayle Leach by a Warranty Deed dated April 25, 2023 of record in Book 6313, Page 20, in the Register's Office for Sevier County, Tennessee.

Being the same property conveyed to Katelyn A. Dotson from Fannie Mae a/k/a Federal National Mortgage Association by Special Warranty Deed dated June 23, 2015 and recorded on July 07, 2015 in Book 4532, page 797, Register's Office for Sevier County, Tennessee.

Being the same property conveyed to Dorothy Ruth Leach and husband, Ronald Gayle Leach from Katelyn A. Dotson, a single person by General Warranty Deed dated October 04, 2021 and recorded on October 06, 2021 in Book 5909, page 320, Register's Office for Sevier County, Tennessee.

This conveyance is made subject to any and all applicable restrictions, covenants, easements, rights of way, reservations, limitations, building setback lines and all terms, conditions and provisions, including but not limited to, such as are shown and noted on maps, plats, and surveys and contained or cited in deeds in the chain of title to the property herein conveyed, in the Register's Office for Sevier County, Tennessee and as shown on the recorded Map Book 23, Page 77 and Map Book 22, Page 25, Misc. Book 60, Page 361, Book 54, Page 717, Book 6, Page 269 and Book 272, Page 724, all in the Register's Office for Sevier County, Tennessee.

Street Address: The street address of the property is believed to be 2837 Mary Ridge Farm 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: 093-013.11

Current owner(s) of Record: Jacob Master

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