

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on August 19, 2026, at or about 11:00 AM, local time, at the front entrance of the Cocke County Courthouse, 111 Court Avenue, Newport, TN 37821, pursuant to the Deed of Trust executed by Michael Waddell and Sheri Waddell, husband and wife, to Yale Riley, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns, dated March 16, 2022, and recorded on April 5, 2022, in Book 1587, Page 730, Instrument No. 22001815, in the Register's Office for Cocke County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Cocke 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: Rocket Mortgage, LLC

Other interested parties: U.S. Bank National Association

The hereinafter described real property located in Cocke County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: Land situated in the County of Cocke in the State of TN

A CERTAIN TRACT OR PARCEL OF LAND IN COCKE COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATE IN THE FIFTH (5TH) CIVIL DISTRICT OF COCKE COUNTY, TENNESSEE, AND BEING THE 6.349 ACRE TRACT SHOWN ON PLAT ENTITLED SURVEY OF 2530 BOGARD RD FOR SHERI L WADDELL AND MICHAEL D. WADDELL, OF RECORD IN PLAT CABINET F, SLIDE 38, IN THE REGISTER'S OFFICE FOR COCKE COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR FURTHER DESCRIPTION, AND AS SHOWN ON SURVEY DATED FEBRUARY 18, 2016 BY TIMOTHY J. HOWELL RLS NO. 2263, 121 DOROTHY DRIVE, TALBOTT, TN 37877.

Commonly known as: 2530 Bogard Rd, Newport, TN 37821-6807

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Michael Waddell and Sheri Waddell, husband and wife, by deed dated May 26, 2016 of record in Deed Book 1444, Page 750 Instrument/Case No. 16006995, in the County Clerk's Office.

Street Address: The street address of the property is believed to be 2530 Bogard Road, Newport, TN 37821, 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: 083 072.00

Current owner(s) of Record: Michael Waddell and Sheri Waddell

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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