

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

Sale at public auction will be on September 11, 2025, at or about 2:00 PM, local time, at the front entrance of the McMinn County Courthouse, 6 East Madison Avenue, Athens, TN 37303, pursuant to the Deed of Trust executed by JEFFREY ALLEN WEEDEN, SINGLE MAN, to VANTAGE POINT TITLE, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR 1ST SIGNATURE LENDING, LLC dated December 15, 2017, recorded in Deed of Trust Book 1133, Page 781, and as corrected by Attorney's Affidavit recorded in Warranty Deed Book 24N, Page 370, in the Register's Office for McMinn County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the McMinn 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: Servbank, SB

Other interested parties: SECRETARY OF HOUSING AND URBAN DEVELOPMENT

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

Legal Description: ALL THAT TRACT OR PARCEL OF LAND SITUATED, LYING, AND BEING IN THE SECOND CIVIL DISTRICT OF MCMINN COUNTY, TENNESSEE, BEING LOT 14B, CONTAINING 1.0 ACRE, MORE OR LESS, AND MORE FULLY SHOWN AND DESCRIBED ON A PLAT OF SURVEY FOR JEFFREY WEEDEN BY LUTHER D. HAYES, REGISTERED LAND SURVEYOR NO. 1456, DATED JUNE 20, 2017, AND RECORDED IN THE REGISTER'S OFFICE FOR MCMINN COUNTY, TENNESSEE, IN PLAT CABINET J, SLIDE 438, WHICH PLAT IS INCORPORATED INTO THIS DESCRIPTION BY REFERENCE THERETO AND TO WHICH PLAT REFERENCE IS MADE FOR A METES AND BOUNDS DESCRIPTION OF SAID LAND, AND CONVEYED HERewith ARE ANY EASEMENTS OR RIGHTS OF WAY SHOWN, DEPICTED OR NOTED ON SAID SURVEY, INCLUDING THAT PRIVATE JOINT USE EASEMENT FROM COUNTY ROAD 351.

SUBJECT TO ANY SETBACK LINES, DRAINAGE AND/OR UTILITY EASEMENTS, RIGHTS OF WAY AND CONDITIONS AND LIMITATIONS DEPICTED AND/OR NOTED ON OR ATTACHED TO THE NEW PLAT OF RECORD IN PLAT CABINET J, SLIDE 438, AND PLAT OF RECORD IN PLAT CABINET B, SLIDE 151, REGISTER'S OFFICE, MCMINN COUNTY, TENNESSEE.

SUBJECT TO AND CONVEYED HERewith IS THAT PRIVATE JOINT USE EASEMENT AS SHOWN ON THE SURVEY BY LUTHER D. HAYES, REGISTERED LAND SURVEYOR NO. 1456, DATED JUNE 20, 2017, AND RECORDED IN THE REGISTER'S OFFICE FOR MCMINN COUNTY, TENNESSEE, IN PLAT CABINET J, SLIDE 438, REGISTER'S OFFICE, MCMINN COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY ALLEN WEEDEN BY QUITCLAIM DEED FROM GENELLA R. MATOY DATED AUGUST 29, 2017 AND RECORDED SEPTEMBER 25, 2017 IN BOOK 21F, PAGE 457, REGISTER'S OFFICE, MCMINN COUNTY, TENNESSEE.

Included to-wit is a 2017 Clayton 52x28 Manufactured Home with serial #CAP031053TNA.

Street Address: The street address of the property is believed to be 291 County Road 351, Sweetwater, TN 37874, fka 295 County Road 351, Sweetwater, TN 37874, 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: 027-083.01 000

Current owner(s) of Record: JEFFREY ALLEN WEEDEN

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 time certain or to another specified date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announcing on the date, time, and location of each sale set forth above or any subsequent postpone 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 can be viewed online by Capital City Posting at [capitalcitypostings.com](http://capitalcitypostings.com).**

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