

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on October 16, 2025, at or about 2:00 PM, local time, at the front entrance of the Sevier County Courthouse, 125 Court Street, Sevierville, TN 37862, pursuant to the Deed of Trust executed by Bryan Hoang, a married person and Simon Tran, a single person, to Smoky Mountain Title, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Movement Mortgage, LLC dated October 16, 2021, and recorded on October 19, 2021, in Book 5920, Page 348, Instrument No. 21039932, 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: Nexus Nova LLC

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 Seventeenth (17th) Civil District of Sevier County, Tennessee and being all of Lot 32 and a part of Lot 33 of the Golf Creek Section of Cobbly Nob (plat being of record in Map Book 13, Page 36) and a portion of Saint Andrews Way being bounded on the North by Lots 33, 34 and 31, on the East by Lot 30, on the South by Player Lane and on the West by Saint Andrews Way and being more particularly bounded and described as follows, to wit:

Beginning in the Northwestern corner of the property hereinafter described at a point in the Western line of Lot 33 at the right of way of Saint Andrews Way, the said point of beginning being located, N 23 deg. 32 min. W 9.41 feet from an iron pin the former corner of Lots 32 and 33; thence from said point of beginning and with the line of Lot 33, S 61 deg. 08 min. E 17.15 feet to a point; thence N 88 deg. 12 min. E 138.74 feet to a metal fence post a common corner to Lot 34; thence leaving the line of Lot 33 and with the line of Lot 34, N 61 deg. 07 min. E 47.49 feet to an iron pin at a metal fence post; thence with the line of Lot 34 in part and the line of Lot 31 in part, S 71 deg. 47 min. E 105.0 feet to an iron pin in the line of Lot 30; thence leaving the line of Lot 31 and with the line of Lot 30, S 35 deg. 21 min. W 60.13 feet to an iron pin at a metal fence post at the right of way of Player Lane; thence leaving the line of Lot 30 and with the right of way of Player Lane, N 72 deg. 31 min. W 42.0 feet to a point; thence with the arc of a circle curving to the left and having a radius of 70.8 feet and a chord distance of 47.46 feet, 48.4 feet to a point; thence S 68 deg. 19 min. W 132.0 feet to a point; thence with the arc of a circle curving to the right and having a radius of 62.41 feet and a chord distance of 23.07 feet, 23.2 feet to a point; thence S 89 deg. 37 min. W 6.28 feet to a point; thence with the arc of a circle curving to the right and having a radius of 25.479 feet and a chord distance of 44.69 feet, 34.75 feet to a point; thence S 77 deg. 46 min. W 12.56 feet to a point; thence N 22 deg. 34 min. E 64.83 feet to a point; thence with the arc of a circle curving to the left and having a radius of 61.73 feet, 20 feet to an iron pin; thence N 59 deg. 23 min. W 24.51 feet to a point; thence N 31 deg. 54 min. E 5.0 feet to a point; thence S 61 deg. 08 min. E 16.77 feet to the point of beginning as shown on survey by Howard T. Dawson, RLS, dated April 28, 1988.

Subject to easements, notations, setbacks, restrictions and right of ways as shown on the map of record in Map Book 13, Page 36, in the said Register's Office.

Subject to restrictions of record in Misc. Book 26, Page 429; Misc. Book 49, Page 419; Misc. Book 49, Page 749 and Misc. Book 49, Page 751, in the said Register's Office.

Being the same property conveyed to Bryan Hoang, a married person and Simon Tran, a single person by Warranty Deed from Victoria Ellen Clinton and Benjamin A. Clinton as Tenants in Common with Rights of Survivorship, dated 10-16-21, of record in Book 5920, Page 345, in the said Register's Office.

Street Address: The street address of the property is believed to be 366 Saint Andrews Way, Gatlinburg, TN 37738, 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: 109E-B-020.00/& P001

Current owner(s) of Record: Bryan Hoang and Simon Tran

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