

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on February 12, 2026, at or about 2:00 PM, local time, on the front steps of the Sevier County Courthouse, 125 Court Avenue, Sevierville, TN 37862, pursuant to the Deed of Trust executed by Jet Resorts, LLC, to Chicago Title Insurance Company, as Trustee for Investor Mortgage Finance LLC dated February 28, 2022, and recorded on March 4, 2022, in Book 6042, Page 197, Instrument No. 22011167, 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: Brighthouse Life Insurance Company

Other interested parties: Luke Bradford Jeffery; Carrie Elizabeth Tombley

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: The following described premises located in Sevier County, Tennessee, to-wit

Situated in the Eleventh (11th) Civil District of Sevier County, Tennessee, and being all of Lots 5, 6 & 7, Block 5, Section B, of Mount Harrison Development Corporation's Alpendorf Subdivision, as the same appears on the plat of record in Map Book 8, Pages 18 and 19, in the Register's Office for Sevier County, Tennessee, to which specific map reference is hereby made for a more particular description.

Also conveyed a tract of land containing 0.059 acres, more or less, and being described according to a survey by Howard T. Dawson, RLS, dated October 8, 1981 and revised November 11, 1986, as follows:

Beginning at a point on the common lines between Lots 7 and 8 of Section B, Block 5, of the Alpendorf Subdivision, said point being on the Southern boundary of the Right of Way for Edelweiss as shown by the Subdivision map of Alpendorf Subdivision filed in the Sevier County Register of Deeds Office on February 18, 1965, and found in Map Book 8, Pages 18 and 19, said point being North 43 deg. 30 min. West 150.00 feet from the common corner of Lots 7, 8 and 39; thence with the arc of a circle curving to the left on the Southern boundary of the Edelweiss Right of Way as shown by the said subdivision plat, R=70.00', a distance of 82.08 feet to a common corner of Lots 6 and 7; thence North 06 deg. 55 min. West 46.96 feet along the eastern line of the original Edelweiss Right of Way as shown by said subdivision plat; thence North 51 deg. 53 min. West 28.28 feet to a point; thence South 06 deg. 55 min. East 66.95 feet to a point; thence with the arc of a circle curving to the right, R=50.00', a distance of 63.56 feet to a point on the common line between Lots 7 and 8 as shown by the Dawson survey; thence with the common line of Lots 7 and 8, South 43 deg. 30 min. East 20.83 feet to the point of beginning.

Subject to easements, notations, setbacks, restrictions and right of ways as shown on the map of record in Map Book 8, Pages 18 and 19; in the said Register's Office.

Subject to restrictions as described in WDF Book 148, Page 1, WD Book 149, Page 159, and WD Book 233, Page 105, as amended, in the said Register's Office.

Subject to a general Transmission Line Easement granted to the City of Sevierville of record in Misc. Book 8, Page 535, in the said Register's Office.

Tax Id: 078125M E 01300

Note: The Property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Jet Resorts, LLC from Estate of Carl Nelson Bacon, by Margaret B. Coker Executrix of The Estate of Carl Nelson Bacon by Order to Probate Will, Sevier County Probate Docket No. 14-07-5678 by that Deed dated 2/19/2016 and recorded 2/29/2016 in deed book 4659, at page 773 of the Sevier County, TN public registry.

Street Address: The street address of the property is believed to be 1235 Edelweiss Drive, 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: 125M E 013.00

Current owner(s) of Record: Jet Resorts, LLC

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