

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 Sevier County Courthouse, 125 Court Street, Sevierville, TN 37862, pursuant to the Deed of Trust executed by Silvio H. Perez and wife, Otilia Perez and Guillermo L. Santos and wife, Lourdes A. Santos, to Arnold M. Weiss, Esq., as Trustee for Wells Fargo Bank, N.A. dated April 30, 2013, and recorded in Book 4108, Page 27, 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: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

Other interested parties: Wachovia Bank National Association; Wells Fargo Bank, N.A.; Sky Harbor Property Owners Association; Estate/Unknown Heirs of Silvio H Perez; Guillermo L. Santos

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, to-wit:

Situated in the Eleventh (11th) Civil District of Sevier County, Tennessee and being lot 354A, Section C, Tract 4, Beachview Community of Sky Harbor Subdivision, as the same appears on a Plat of Record in Map Book 35, Page 287, in the Register's Office for Sevier County, Tennessee to which Map specific reference is hereby made for a more particular description.

Subject to easements, notations, setbacks, restrictions and right of ways as shown on the Map of Record in Map Book 35, Page 287, in the said Register's Office.

Subject to restrictions of Record in Misc. Book 332, Page 578; Misc. Book 33, Page 100; Misc. Book 34, Page 174; Misc. Book 34, Page 274 and Map Book 20, Page 95, in the said Register's Office.

Subject to the rights of others in and to that portion of property within the bounds of the Subdivision Road.

Being the same parcel conveyed to Silvio H. Perez, Otilia Perez, Guillermo L. Santos and Lourdes A. Santos from Jesse T. Wright and Carolyn L. Wright as Trustees of the Wright Revocable Trust, dated April 13, 2005, by virtue of a Deed dated 09/01/2006, recorded 09/06/2006, in Deed Book 2612, Page 403, as Instrument No. 06039819 County of Sevier, State of Tennessee.

Street Address: The street address of the property is believed to be 1810 Rose Court, Sevierville, TN 37876, 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: 106M C 027.00 000

Current owner(s) of Record: Otilia Perez and Lourdes A Santo

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