

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

Sale at public auction will be on June 2, 2026, at or about 2:00PM, 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 Katherine L. Han, married, and Joey Te Sy, single, as tenants in common, to Title Co-Gatlinburg, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Sprout Mortgage, LLC, its successors and assigns, dated April 14, 2022, and recorded in Book 6077, Page 739, Instrument Number 22017408, 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: JPMorgan Chase Bank, National Association

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: Situate in the Fourteenth (14th) Civil District of Sevier County, Tennessee and being all of lot 10 of Final Plat, Eagles Watch Subdivision as the same appears on plat of record in Large Map Book 6, Page 183, in the Register's Office for Sevier County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Tri Holdings Group, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Jeremy M. Puckett of record in Book 6020, Page 561 Register's Office of Sevier County, Tennessee, dated February 9, 2022, and recorded on February 9, 2022.

Being the same property conveyed to Jeremy M. Puckett by Quit Claim deed from Delozier Enterprises, LLC, a Tennessee Limited Liability Company of record in Book 5831, page 226 Register's Office for Sevier County, Tennessee, dated June 18, 2021 and recorded on July 07, 2021.

Being a portion of the same property conveyed to Delozier Enterprises, LLC, a Limited Liability Company organized and operating under the laws of the State of Tennessee by General Warranty deed from Teddy Jones, a married person and Bradley D. Dalton, a married person and Walter C. Mills, a married person and Rebekah Morlock, a single person of record in Book 5768, page 235 Register's Office for Sevier County, Tennessee, dated April 16, 2021 and recorded on April 20, 2021.

Being a portion of the same property conveyed to Teddy Jones, a married person; Bradley D. Dalton, a married person; Walter C. Mills, a married person and Rebekah Morlock, a single person by General Warranty deed from Sevierville Investments, LLC, a Limited Liability Company organized and operating under the laws of the State of Alabama of record in Book 5699, page 498 Register's Office for Sevier County, Tennessee, dated January 11, 2021 and recorded on January 13, 2021.

Being a portion of the same property conveyed to Sevierville Investments, LLC, an Alabama limited liability company by Statutory Warranty deed from The Sevierville Cabin Group, LLC, an Alabama limited liability company of record in Book 3760, page 190 Register's Office for Sevier County, Tennessee, dated February 14, 2011 and recorded on July 12, 2011.

Being a portion of the same property conveyed to Sevierville Investments, LLC, an Alabama limited liability company by Statutory Warranty deed from Mark E. Shertzer, and wife, Jamie L. Shertzer, a married couple of record in Book 3760, page 185 Register's Office for Sevier County, Tennessee, dated January 26, 2011 and recorded on July 12, 2011. (Value or consideration as shown in aforementioned deed \$306,858.00.)

Grantors' source of interest is found in Warranty Deed of record in Book 6077, Page 731, in the Register's Office of Sevier County, Tennessee.

Street Address: The street address of the property is believed to be 2053 Eagle Feather Drive, 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: 037H A 010.00

Current owner(s) of Record: Katherine L. Han and Joey Te Sy

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.

*The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof. 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](http://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](mailto:attorney@padgettlawgroup.com)