

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 7, 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 Hill Real Estate Investments, LLC, to Tennessee Title Services, LLC, as Trustee for Stronghill Capital, LLC dated February 7, 2022, and recorded in Book 6023, Page 41-57, 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: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for Verus Securitization Trust 2026-R2

Other interested parties: Scot E. Hill; Paula Hill

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 LAND REFERRED TO HEREIN IS SITUATED IN SEVIER COUNTY, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: Situated in the Fifth (5th) Civil District of Sevier County, Tennessee, and being all of Lot 11 of Saddleback Ridge, a Planned Unit Development, Phase 3, as the same appears on the plat of record in Map Book 34, Page 297, in the Register's Office for Sevier County, Tennessee, to which specific map 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 34, Page 297, in the said Register's Office. The premises described herein are a Planned Unit Development and are subject to the provisions and requirements thereof; and are subject to the by-laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter over, through, or upon the land embracing the Planned Unit Development and buildings thereon; and also including, without limitations, all conditions, covenants, restrictions, options, burdens, assessments, provisions, and other matters and undertakings contained in the Declaration of Covenants, Conditions, and Restrictions for Saddleback Ridge, a Planned Unit Development, of record in Misc. Book 259, Page 91; Misc. Book 261, Page 46; Misc. Book 356, Page 340; Book 2071, Page 431 and Book 2011, page 431, as amended, in the said Register's Office. Subject to restrictions of record in Misc. Book 259, Page 91; Misc. Book 261, Page 46; Misc. Book 356, Page 340; Book 2011, Page 431 and Book 2071, Page 431, as amended, in the said Register's Office. Being the same property conveyed to Jason Turley and wife, Katerine Turley by Warranty Deed from Laurel Trace, Inc., a Tennessee Corporation, dated January 20, 2021, of record in Book 5707, Page 577, in the Register's Office for Sevier County, Tennessee.

APN: 049P F 011.00

PROPERTY ADDRESS: 809 CABIN CREEK WAY, SEVIERVILLE, TN 37862

The source of Borrower's interest in the above described property is a warranty deed recorded at Book 6023, Page 39, Instrument Number 22007428 in the Sevier County, Tennessee Register's Office.

Street Address: The street address of the property is believed to be 809 Cabin Creek Way, Sevierville, TN 37862, 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: 049P F 011.00

Current owner(s) of Record: Hill Real Estate Investments, 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.

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