SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on November 23, 2026, 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 Julie Adams and Scott C Adams, Wife and Husband, to Scott Tansil, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for FirstBank, its successors and assigns, dated August 29, 2025, and recorded in Book 6773, Page 258, 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: FirstBank

Other interested parties: Julie Adams; Scott Adams; Sky Harbor Property Owners Association, Inc.

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 Eleventh (11th) Civil District of Sevier County, Tennessee. and being all of Lot 468, Section E, Tract 3 of the Sky Harbor Subdivision, as the same appears on the plat of record in Map Book 14, Page 42, in the Register`s Office for Sevier County, Tennessee, to which specific map reference is hereby made for a more particular description. SUBJECT to restrictions, reservations and easements of record in Misc. Book 33, Page 100, Misc. Book 34, Pages 175 and 274, Misc. Book 332, Page 578 and Map Book 14, Page 42 in the Register`s Office for Sevier County, Tennessee. ALSO SUBJECT TO any and all applicable restrictions, easements and building setback lines as are shown in the records of the said Register`s Office. BEING the same property conveyed to Julie Adams and husband Scott C. Adams, by Warranty Deed of Steven Schmidt, dated August 28, 2025, of record in Book 6773, Page 255, in the Register`s Office for Sevier County, Tennessee.

Street Address: The street address of the property is believed to be 1520 Ski View Lane, 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: 107P A 024.00

Current owner(s) of Record: Adams Property Partnership 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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