

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

Sale at public auction will be on June 23, 2026, at or about 11:00 AM, 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 Douglas Ray Heward, to The Title Co., LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Movement Mortgage, LLC, its successors and assigns, dated January 21, 2022, and recorded on January 25, 2022, in Book 6007, Page 521, Instrument No. 22004686, 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 trustee for Ibis Holdings A Trust

Other interested parties: Cobbly Nob, 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: Situated in the Seventeenth (17th) Civil District of Sevier County, Tennessee, and adjoining the Village of Cobbly Nob and being an unnumbered Lot Containing 0.4501 acres, more or less, as more particularly described as follows:

Beginning at an iron pin located in the Westerly edge of the right-of-way of an unnamed subdivision roadway; said iron pin being located 820 feet North of the Northerly edge of the right-of-way of Tennessee State Highway No. 73; thence leaving the edge of said unnamed roadway, S 78 deg 42 min 31 sec W, 92.82 feet to an iron pin; and N 60 deg 04 min 16 sec W, 128.51 feet to an iron pin in the Easterly edge-of the right-of-way of another unnamed subdivision roadway; thence with the Easterly edge of said right-of-way, N 46 deg 02 min 29 sec E, 103.77 feet to an iron pin; and N 68 deg 11 min 07 sec E, 56.34 feet to an iron pin near the point where the easterly edge of this unnamed roadway intersects the Westerly edge of the unnamed roadway first referred to hereinabove; thence with the westerly edge of the first referred to unnamed subdivision roadway S 50 deg 59 min 41 sec E, 74.31 feet to an iron pin; and S 10 deg 50 mins 34 sec E, 93.82 feet to the iron pin at the BEGINNING, affording to survey of James F. Hatcher, Jr., dated November 7, 1972.

Being the same property conveyed to Brewer's Lawn Care and Property Preservation, LLC, a Tennessee Limited Liability Company, by General Warranty Deed from Paul P Helman, Trustee of the D. C. Helman Revocable Living Trust, dated October 14, 2019, of record in Book 5639, Page 122, Register's Office for Sevier County, Tennessee, dated October 09, 2020 and recorded on October 20, 2020.

Being the same property conveyed to D. Craig Helman and Paul P. Helman, Co-Trustees of The D. C. Helman Revocable Living Trust, dated October 14, 2019, by General Warranty Deed from David Craig Helman, widower, of record in Book 5412, Page 21, Register's Office for Sevier County, Tennessee, dated October 14, 2019 and recorded on October 18, 2019

Grantors' source of interest is found in Warranty Deed of record in Book 6007, Page 517, in the Register's Office of Sevier County, Tennessee

Street Address: The street address of the property is believed to be 139 Martha McCarter Road, 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: 110 025.00

Current owner(s) of Record: Douglas Ray Heward

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](http://CapitalCityPostings.com).**

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