

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on June 9, 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 Douglas Heward, married man, to Tennessee Title Services, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Hometown Equity Mortgage, LLC, its successors and assigns, dated March 23, 2022, and recorded on March 25, 2022, in Book 6060, Page 254, Instrument No. 22014090, 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: Morgan Stanley Mortgage Capital Holdings LLC

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: Situated in the Thirteenth (13th) Civil District of Sevier County, Tennessee and being all of Lot 8 of Bank Home Hideaway, as the same appears on a plat of record in Large Map Book 4, Page 13, 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 show on the map of record in Large Map Book 4, Page 13 and Map Book 25, Page 151, in the said Register's Office.

Subject to a Road Maintenance Agreement of record in WD Book 401, Page 114, in the said Register's Office.

Subject to a Shared Well Agreement of record in Book 1397, Page 147, in the said Register's Office.

Subject to a Permanent & Non-Exclusive Easement and Maintenance Agreement of record in Book 1397, Page 144, in the said Register's Office.

Subject to a Notice of Encroachment for a septic easement on Lot 6A for the benefit of Lot 8 of record in Book 5085, Page 414, in the said Register's Office.

Being the same property conveyed to Douglas Heward, a married person by Warranty Deed from Jason R. Denton and wife, Kristy L. Denton, dated March 23, 2022, of record in Book 6060, Page 251, in the Register's Office for Sevier County, Tennessee.

Street Address: The street address of the property is believed to be 1940 Backhome Lane, 3, 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: 084M D 001.01

Current owner(s) of Record: Douglas 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.

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.

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