

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

Sale at public auction will be on March 17, 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 David James Gaudet and Victoria Susan Gaudet, husband and wife, to Joseph B. Pitt, Jr., as Trustee for Investor Mortgage Finance LLC dated March 24, 2022, and recorded in Book 6064, Page 453, at Instrument Number 22014858 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: Peregrine Crest Residential Loan Trust

Other interested parties: Alpine Mountain Village 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: SITUATED IN THE FIFTH (5TH) CIVIL DISTRICT OF SEVIER COUNTY, TENNESSEE, AND WITHIN THE CORPORATE LIMITS OF THE CITY OF PIGEON FORGE, AND BEING ALL OF LOT 133, ALPINE MOUNTAIN VILLAGE, PHASE 5B, AS THE SAME ARE SHOWN BY PLAT OF RECORD IN MAP BOOK 42, PAGE 132, IN THE REGISTER'S OFFICE FOR SEVIER COUNTY, TENNESSEE, TO WHICH MAP SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL APPLICABLE RESTRICTIONS, EASEMENTS AND BUILDING SETBACK LINES AS SHOWN IN THE REGISTER'S OFFICE FOR SEVIER COUNTY, TENNESSEE, INCLUDING BUT NOT LIMITED TO, MAP BOOK 42, PAGE 132; BOOK 3294, PAGE 304; BOOK 1177, PAGE 289; BOOK 2517, PAGE 497; BOOK 5275, PAGE 294; BOOK 2108, PAGE 428; BOOK 2108, PAGE 433; BOOK 1235, PAGE 711; BOOK 1241, PAGE 391; BOOK 2305, PAGE 416; BOOK 3760, PAGE 276; BOOK 3784, PAGE 191; BOOK 4391, PAGE 197; MAP BOOK 36, PAGE 331; MAP BOOK 33, PAGE 207; MAP BOOK 34, PAGE 30; LARGE MAP BOOK 6, PAGE 78; LARGE MAP BOOK 6, PAGE 112; MAP BOOK 36, PAGE 180; LARGE MAP 7, PAGE 81 AND LARGE MAP 9, PAGE 111, IN THE REGISTER'S OFFICE FOR SEVIER COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL APPLICABLE RESTRICTIONS, EASEMENTS, CONDITIONS, ETC. OF RECORD IN THE REGISTER'S OFFICE FOR SEVIER COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DAVID JAMES GAUDET AND VICTORIA SUSAN GAUDET BY WARRANTY DEED DATED MARCH 24, 2022 AND RECORDED IN BOOK 6064, PAGE 450, IN THE REGISTER'S OFFICE FOR SEVIER COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 2378 Alpine Village Way, Pigeon Forge, TN 37863, 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: 083B D 001.00

Current owner(s) of Record: David James Gaudet and Victoria Susan Gaudet

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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