

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

Sale at public auction will be on July 22, 2025, at or about 11:00 AM, local time, at the Sevier County Courthouse, 125 Court Street, Sevierville, TN 37862, pursuant to the Deed of Trust executed by Jessica Maples, Individually and Jacob Hall, Individually, as their interest may appear, to Arnold M. Weiss, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Nexera Holding, LLC dba Newfi Lending dated July 20, 2023, and recorded on August 1, 2023, in Book 6365, Page 112, Instrument No. 23023935, 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: U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee for Determination Mortgage Trust

Other interested parties: Jessica Maples

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 Eight (8th) Civil District of Sevier County, and being all of Lot 19 of Autumn Oaks Subdivision as the same appears on a plat of record in Map Book 27, Page 56, in the Register's Office for Sevier County, Tennessee to which reference is here made for a more particular description. County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Jessica Maples, a married woman, and Jacob Hall, an unmarried man to Jacob Hall, an unmarried man, recorded on August 1, 2023, in Book 6365, Page 107, Instrument No. 23023934, in the Register's Office of Sevier County, Tennessee.

Street Address: The street address of the property is believed to be 3125 Autumn Oaks Circle, Kodak, TN 37764, 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: 012K A 019.00

Current owner(s) of Record: Jacob Hall

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 time certain or to another specified date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announcing on the date, time, and location of each sale set forth above or any subsequent postpone 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 can be viewed online by Capital City Posting at [capitalcitypostings.com](http://capitalcitypostings.com).**

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