

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 17, 2025, at or about 10:00 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 Hensley Capital LLC, to ADMIRAL TITLE INC., as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EMPORIUM TPO LLC dated July 29, 2022, and recorded in Book 6157, Page 648, 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 Owner Trustee for the FLIC Residential Mortgage Loan Trust 1

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 Eleventh Civil District of Sevier County, Tennessee, and being all of Lot No. 5 of Huff Subdivision, as the same appears on plat of record in Map Book 6, page 26, in the Register's Office for Sevier County, Tennessee, to which reference is hereby made for a more particular description and being more particularly described as follows:

BEGINNING at an iron pin in the east edge of Kelly Road, a corner to the Ogle Addition, and the most westerly point in the lot herein conveyed; thence South 31 deg. 20 min. East 139.2 feet to an iron pin corner to Lot 4; thence North 40 deg 40 min. East, 52 feet to a point in the southwest edge of the traffic circle at the dead end of Kelly Road; thence with the west edge of said traffic circle and with the arc of a circle having a radius 30 feet, 50.9 feet to an iron pin in the west edge of Kelly Road; thence with the west edge of Kelly Road, North 1 deg. 15 min. West, 154.5 feet to an iron pin; thence with the east edge of Kelly Road, South 40 deg. 15 min. West, 156.8 feet to the BEGINNING.

BEING the same property conveyed to Hensley Capital, LLC, a Tennessee limited liability company, by Warranty Deed from Spencer A. Hayes, unmarried, of record in Book 6157, Page 646, in the Register's Office for Sevier County, Tennessee.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

Street Address: The street address of the property is believed to be 716 Kelly Street, 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: 137D-A-033.00

Current owner(s) of Record: HENSLEY CAPITAL 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 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.

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