

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Eddie Faye Baker executed a Deed of Trust to Title Stream, Trustee for the benefit of Financial Freedom Senior Funding Corporation, a Subsidiary of Lehman Brothers Bank FSB, on April 4, 2003 and recorded on January 26, 2004 in Book 1042, Page 502, as Instrument Number 04000748 in the Office of the Register of Roane County, Tennessee.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust B-Mused, LLC (the "Holder"), appointed the undersigned, McMichael Taylor Gray, LLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, McMichael Taylor Gray, LLC, Substitute Trustee, by virtue of the power and authority vested in it, will on April 2, 2026, at 12:00 pm at the Roane County Courthouse, 200 East Race Street, Kingston, TN 37763, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Roane County, TN:

Situated, lying and being in the First Civil District of Roane County, Tennessee, and more particularly described as follows, to wit:

Being all of Lot No. 16, Block A, Unit II, of Midtown Heights Subdivision, according to a map or plat or said subdivision, which is of record in Plat Book 5, Page 66, in the Office of the Register of Deeds for Roane County, Tennessee, and to which map or plat reference is made for a metes and bounds description of said Lot.

Prior Deed Dated March 18, 1976 between Jack Howard and Martha Wyatt d/b/a Tri City Real Estate Company of Roane County in the State of Tennessee and Eddie Faye Baker recorded in Note Book L Page 140 T 3:35 pm on March 19, 1976 in Deed Book G Series 13 Page 419.

Street Address: 121 Shady Lane, Harriman, TN 37748

Parcel Number: 057C B 003.01 000

Current Owner: Estate of Eddie Faye Baker

Other Interested Party(ies): Secretary of Housing and Urban Development and Vickye Hubbs

NOW, THEREFORE, in compliance with Tennessee Code § 35-5-104(a), a true and correct copy of this Notice is displayed online and available for public viewing at www.anchorposting.com.

If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; any matter that an accurate survey of the premises might disclose; any prior liens or encumbrances as well as any priority created by a fixture filing; any deed of trust; and any matter that an accurate survey of the premises might disclose; and

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust. The undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

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 office is attempting to collect a debt. Any information obtained will be used for that purpose.

McMichael Taylor Gray, LLC
Substitute Trustee
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Office: 404-474-7149
Fax: 404-745-8121
MTG File No.: 25-003700-02