

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, Martin E Boudreau as Single Man by Deed of Trust (the "Deed of Trust"), dated 2/10/2015 and of record in Deed Book 1445, Page(s) 1749-1764, and/or as Instrument Number 15001565, in Register's Office of Cumberland County, Tennessee, conveyed to Stephen L. Rains, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Progressive Savings Bank, and subsequently assigned to Freedom Mortgage Corporation, and

WHEREAS, Nestor Solutions of Tennessee, LLC has been duly appointed Substitute Trustee by the owner and holder of the Note by instrument recorded in Deed Book 1749, Page(s) 2712-2714 and/or as Instrument Number 26007191 in Register's Office of Cumberland County, Tennessee; and

WHEREAS, default has been made in the payment of the Note; and

WHEREAS, the owner and holder of the Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of the indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust. The notice requirements of T.C.A. §35-5-101 and 35-5-104 have been satisfied.

NOW, THEREFORE, notice is hereby given that an agent of Nestor Solutions of Tennessee, LLC, Substitute Trustee, pursuant to the power, duty, and authority vested in and conferred by the Deed of Trust, will proceed to sell the below-mentioned property on **7/1/2026, at 2:00 PM at the Main Entrance at North Main Street of the Cumberland County Courthouse, 2 North Main Street, Crossville, TN 38555**, to the highest call bidder for cash free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Cumberland County, Tennessee, described as follows:

LYING AND BEING IN THE SECOND CIVIL DISTRICT OF CUMBERLAND COUNTY, TENNESSEE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON A STAKE IN THE INTERSECTION OF THE GENESIS ROAD AND A GRAVEL ROAD TO ALVA HYDER'S; THENCE NORTH 41 DEGREES AND 30 MINUTES EAST 111.3 FEET WITH THE WEST SIDE OF THE GENESIS ROAD TO A STAKE; THENCE NORTH 20 DEGREES AND 30 MINUTES EAST WITH SAID ROAD 195 FEET TO A STAKE; THENCE NORTH 69 DEGREES AND 30 MINUTES WEST 69.5 FEET TO A STAKE; THENCE SOUTH 25 DEGREES WEST 220.5 FEET TO A STAKE ON THE EAST SIDE OF A GRAVEL ROAD; THENCE SOUTH 9 DEGREES EAST WITH GRAVEL ROAD 88.5 FEET, TO A STAKE; THE BEGINNING CORNER CONTAINING 2/5 ACRES, MORE OR LESS.

SUBJECT TO A DEED OF EASEMENT TO GENERAL TELEPHONE COMPANY OF THE SOUTH, RECORDED ON SEPTEMBER 29, 1988, IN DEED BOOK 366, PAGE 40, IN THE REGISTER'S OFFICE OF CUMBERLAND COUNTY, TENNESSEE. SEE ALSO ASSIGNMENT AND ASSUMPTION OF EASEMENTS IN DEED BOOK 503, PAGE 31, IN THE REGISTER'S OFFICE OF CUMBERLAND COUNTY, TENNESSEE.

BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM IVAN BARNES AND WIFE, BESSIE BARNES TO ROBERT V. BARNES AND WIFE, LINDA FAYE BARNES, RECORDED ON SEPTEMBER 10, 1971, IN DEED BOOK 114, PAGE 126, IN THE REGISTER'S OFFICE OF CUMBERLAND COUNTY, TENNESSEE. SEE ALSO DEATH CERTIFICATE OF ROBERT VERNON BARNES, WITH DATE OF DEATH BEING 11-13-1993 AND BEING RECORDED ON AUGUST 1, 2005, IN BOOK 1204, PAGE 702, IN THE REGISTER'S OFFICE OF CUMBERLAND COUNTY, TENNESSEE.

PREVIOUS AND LAST CONVEYANCE BEING A GENERAL WARRANTY DEED FROM LINDA FAYE BARNES, SURVIVING TENANT BY THE ENTIRETY WITH ROBERT V. BARNES, DECEASED, TO MARTIN E. BOUDREAU, RECORDED ON FEBRUARY 11, 2015, IN BOOK 1445, PAGE 1747, IN THE REGISTER'S OFFICE MAP 63, PARCEL 31

The street address of the above-described property is believed to be **6183 GENESIS RD, CROSSVILLE, TN 38571**, but if such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

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; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:

Owner of Property: Martin E Boudreau

The sale is subject to occupant(s) rights in possession of the premises.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but 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.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the purchase price. The purchaser shall have no further record against the grantor, the grantee or the trustee.

NOTICE TO BIDDERS: Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5.

Internet Posting Website: <https://tennesseepostings.com/>

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