

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, Edgar Brown Jr., a single man by Deed of Trust (the "Deed of Trust"), dated 6/21/2024 and of record in Deed Book 1966, Page(s) 880-894, and/or as Instrument Number 24004351, in Register's Office of Roane County, Tennessee, conveyed to Megan K. Trott, 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 First Community Mortgage, Inc, 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 2045, Page(s) 2975-2976 and/or as Instrument Number 22189 in Register's Office of Roane 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 **9/16/2026, at 11:00 AM at the Front Door of the Roane County Courthouse, 200 East Race Street, Kingston, TN 37763**, 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 Roane County, Tennessee, described as follows:

SITUATED IN THE SECOND CIVIL DISTRICT OF ROANE COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

STARTING AT THE INTERSECTION OF KANSAS STREET AND BUTLER STREET, THENCE RUNNING IN A SOUTHWEST DIRECTION WITH SAID BUTLER STREET APPROXIMATELY 85.8 FEET TO AN IRON ROD, THE SOUTH CORNER OF WILLIE R PARTEN PROPERTY AND BEING THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN; THENCE RUNNING S 38 DEG 06' 44" W, A DISTANCE OF 80.00 FEET TO AN IRON ROD, THE EAST CORNER OF SAM S JUSTICE PROPERTY; THENCE TURNING AND RUNNING N 51 DEG 39' 20" W, A DISTANCE OF 96.33 FEET TO AN IRON ROD, THE NORTH CORNER OF SAID JUSTICE PROPERTY; THENCE TURNING AND RUNNING N 23 DEG 17' 18" E, A DISTANCE OF 59.64 FEET TO AN IRON ROD, A CORNER OF THE ROGER STUBBS PROPERTY; THENCE TURNING AND RUNNING N 51 DEG 55' 14" W, A DISTANCE OF 7.69 FEET TO AN IRON ROD, THE SOUTH CORNER OF THE DANIEL C KELLY JR PROPERTY AND IN THE LINE OF SAID ROGER STUBBS PROPERTY; THENCE TURNING AND RUNNING N 38 DEG 36' 32" E, A DISTANCE OF 28.15 FEET TO AN ANGLE IRON, THE WEST CORNER OF SAID WILLIE R PARTEN PROPERTY AND IN THE LINE OF SAID DANIEL C KELLY JR PROPERTY; THENCE TURNING AND RUNNING S 48 DEG 54' 46" E, A DISTANCE OF 119.20 FEET TO THE POINT OF BEGINNING, THE PARCEL CONTAINING A CALCULATED AREA OF 0.21 ACRES, MORE OR LESS.

BEING THE SAME PREMISES CONVEYED TO EDGAR R BROWN AND WIFE, DIANA BROWN, FROM MARY SUE LEAGAN, SHIRLEY ANN SWEETEN, JOHN DAVID BROWN, JAMES THOMAS BROWN, EDGAR RAY BROWN, LINDA LOU GILMORE, AND DANIEL EUGENE BROWN BY DEED DATED AUGUST 10 2015 AND RECORDED SEPTEMBER 25 2015 IN BOOK 1548 PAGE 136, REGISTER'S OFFICE, ROANE COUNTY, TENNESSEE.

SAID MARY SUE LEAGAN, SHIRLEY ANN SWEETEN, JOHN DAVID BROWN, JAMES THOMAS BROWN, EDGAR RAY BROWN, LINDA LOU GILMORE, AND DANIEL EUGENE BROWN ALL BEING THE HEIRS AT LAW OF CLEOPATRA H BROWN, WHO DIED ON MAY 14 2015 AND HAVING HER WILL PROBATED IN THE ANDERSON COUNTY CHANCERY COURT CASE NUMBER 2015-PR-551. SAID CLEOPATRA H BROWN WAS PREDECEASED BY HER DAUGHTER, BARBARA ANNE BROWN. BARBARA ANNE BROWN DIED A RESIDENT OF ROANE COUNTY, TENNESSEE ON APRIL 30 2013. HER INTEREST WAS DIVIDED EQUALLY BY THE REMAINING HEIRS PER CLEOPATRA H BROWN'S WILL PREVIOUSLY REFERENCED.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, CONDITIONS, PLAT OF RECORD, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

AND THEN BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS HEREIN BY DEED DATED 06/21/24 OF RECORD AT INSTRUMENT NUMBER _____, BOOK 1966, PAGE 878, REGISTER'S OFFICE FOR SAID COUNTY.

The street address of the above-described property is believed to be **902 BUTLER ST, OLIVER SPRINGS, TN 37840-1312**, 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: Edgar Brown Jr

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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