

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on October 6, 2025, at or about 11:00 AM, local time, at the front entrance of the Grainger County Courthouse, Hwy 11W and Marshall Avenue, Rutledge, TN 37861, pursuant to the Deed of Trust executed by BRUCE S. PLUM AND ANGELIA J. PLUM, to ARNOLD M. WEISS, ESQ., as Trustee for WELLS FARGO BANK, N.A. dated March 25, 2005, and recorded in Book IN263, Page 112, and modified at Book IN354, Page 563, in the Register's Office for Grainger County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Grainger 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: HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2005-2 Trust, Home Equity Asset-Backed Certificates, Series 2005-2

Other interested parties: Appalachian Electric Cooperative; Estate/Unknown Heirs of Bruce S Plum

The hereinafter described real property located in Grainger County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: SITUATE, LYING AND BEING in the SECOND Civil District of GRAINGER County, Tennessee, to-wit:

BEGINNING at an iron pin in the southern edge of U.S. Highway 11-W, corner to Moser, thence with Moser South 21 deg. 28 min. 20 sec. East 426.17 feet to a TVA iron marker, 28-31; thence South 22 deg. 47 min. 44 sec. East 61.31 feet to TVA marker 28-30; thence with USA-TVA, South 68 deg. 18 min. West 206.29 feet to a point; thence with Singley and Wachtel, North 24 deg. 06 min. East 270.70 feet to the line of USA-TVA; thence with USA-TVA North 16 deg. 25 min. East 272.69 feet to an iron pin in the southern edge of US-11-W; thence with the highway, North 65 deg. 34 min. 30 sec. East 50.25 feet to the BEGINNING, and being 1.993 acres, according to survey of William H. Shockley, RLS 973, dated Dec. 3, 1999.

BEING the same property conveyed to Bruce S. Plum and wife, Angelia J. Plum by quitclaim deed of Allen Wachtel and Alisha Wachtel Singley, recorded March 4, 2003 in Instrument Book 241, page 1831, in the Register of Deeds Office for Grainger County, Tennessee. For further reference see warranty deed from Joan Long Denton (a/k/a Joan Long) and husband, J. P. Denton and Villa Ray, widow to Bruce S. Plum and wife, Angelia J. Plum, dated February 20, 2003 and of record in Instrument Book 241, page 1538 in said Register's Office.

THIS CONVEYANCE is made and accepted subject to an easement for ingress and egress in favor of Singley and Wachtel which runs along the westernmost boundary of the above described property, from the highway to the Singley and Wachtel property. This easement is 15 feet in width, and except by agreement with the owners of the above described tract, and the Singley and Wachtel tract, will be kept Open and unobstructed at all times.

Street Address: The street address of the property is believed to be 7034 Highway 11 West South, Bean Station, TN 37708, 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: 032-048.00-000

Current owner(s) of Record: Bruce S Plum and Angelia J Plum

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 specified time certain or to another date, time, and location

certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announced on the date, time, and location of sale set forth above or any subsequent postponed 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 has been posted by Capital City Posting and can be viewed online at CapitalCityPostings.com.

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