

## SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on May 12, 2026, at or about 2:00 PM, local time, at the Grainger County Courthouse, Hwy 11W and Marshall Avenue, Rutledge, TN 37861, pursuant to the Deed of Trust executed by Timothy A Tiede and wife, Melissa J. Tiede (non-borrowing spouse) to First American Title Insurance Company, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for CrossCountry Mortgage, LLC dated March 13, 2024, recorded on March 14, 2024, in Book IN421, Page 899, Instrument No. 24000607, as modified on October 15, 2024, in Book 426, Page 504, Instrument No. 24002944 and corrected on January 29, 2026, in Book 434, Page 377, Instrument No. 26000274, 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: CrossCountry Mortgage, LLC

Other interested parties: Secretary of Housing and Urban Development,

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: Situated in Civil District Number Six (6) of Grainger County, Tennessee, without the corporate limits of any municipality, and being known more particularly described as follows:

Beginning at an iron pin located in the line of Merritt and Acuff; thence running with Acuff, South 40 degrees, 90 minutes, 00 seconds East, 524.66 feet to the point of BEGINNING; thence, continuing South 40 degrees, 00 minutes 00 seconds East, 108.70 feet to an iron pin; thence South 48 degrees 26 minutes, 16 seconds West, 221.06 feet to an iron pin; thence North 25 degrees, 32 minutes, 36 seconds, West 162.63 feet to an iron pin; thence North 62 degrees, 47 minutes 04 seconds East, 214.19 feet to the point of BEGINNING.

Being the same property conveyed to Timothy A. Tiede and wife, Melissa J. Tiede by Warranty Deed recorded in Book IN421, Page 896, in the Register's Office for Grainger County, Tennessee

The above description being the same as the previous deed of record: no boundary survey having been obtained at the time of this conveyance.

THIS CONVEYANCE IS MADE SUBJECT TO ALL APPLICABLE RESTRICTIONS, EASEMENTS, BUILDING SETBACK LINES AND ALL CONDITIONS AS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR GRAINGER COUNTY, TENNESSEE.

Included to-wit is a 2006 59x29 KABCO Manufactured Home with Serial No. KB011575AB06.

Street Address: The street address of the property is believed to be 244 Kitts Road, Washburn, TN 37888, 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: 065 013.00 000

Current owner(s) of Record: Timothy A Tiede and Melissa J Tiede

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.

*The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof. 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](http://CapitalCityPostings.com).**

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