

NOTICE OF TRUSTEE'S FORECLOSURE SALE

Sale at public auction will be on April 21, 2026 at 2:00PM, local time, at the Front Door of the Monroe County Courthouse, 105 College Street, Madisonville, TN 37354, pursuant to the Deed of Trust executed by Pamela Baker and Jeffrey Baker, wife and husband, and Betty Jo Fisher, a single person for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Rocket Mortgage, LLC, as Beneficiary, dated June 28, 2024, recorded on July 8, 2024, in Instrument Number 24004165, in Book I-42 at Page 386 in the Register of Deeds Office for Monroe County, Tennessee, ("Deed of Trust"), conducted by Bell Carrington Price & Gregg, LLC, a South Carolina limited liability company duly authorized to conduct business in Tennessee, having been appointed Trustee, all of record in the Register of Deeds Office for Monroe County, Tennessee. 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: Rocket Mortgage, LLC

Other Interested Parties: N/A

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

SITUATED in the First Civil District of Monroe County, Tennessee, within the corporate limits of the City of Sweetwater, being Lot 8 in Section D, Heuer-Young Heights Subdivision, as depicted on plat of record in Plat Cabinet A, Slide 83, Register's Office for Monroe County, Tennessee, said Lot 8 being more particularly described as follows:

BEGINNING at an iron pin set in the East side of Heuer Street, same marking the Northwest corner of Lot 7, and said point of beginning, with Heuer Street along a counter-clockwise arc on a radius of 225.0 feet a distance of 93.90 feet to a stake corner; thence with Lot 9 North 76 degrees 21 minutes 00 seconds East 241.00 feet to a corner; thence with Lot 17 South 25 degrees 00 minutes 00 seconds West 207.30 feet to an iron pin corner; thence with Lot 7 North 78 degrees 51 minutes 00 seconds West 155.00 feet to the POINT OF BEGINNING.

SUBJECT to any setback lines, easements, and conditions and limitations depicted and/or noted on or attached to the above-referenced plat.

SUBJECT to all prior easements, rights of way and restrictions, visible or otherwise, and further subject to any governmental zoning or regulations and subdivision ordinances or regulations in effect with respect to the property.

SUBJECT to the restrictions for Heuer-Young Heights Subdivision recorded in Misc. Book 35, Pages 335-338.

BEING the same property conveyed to Jeffrey J. Baker and wife, Pamela Baker and Betty Jo Fisher by Warranty Deed from Haley M. Smith and Joshua R. Lovell, recorded on 7/8/2024 Deed Book 458 Pages 672-1474 in Register's Office for Monroe County, Tennessee.

Street Address: The street address of the property is believed to be 218 Heuer Street, Sweetwater, TN 37874, 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: 023E F 00800 000710

Current owner(s) of the property: Jeffrey J. Baker, Pamela Baker and Betty Jo Fisher

This sale is subject to all matters shown on any applicable recorded Plat or Plan; and 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 right of redemption of any governmental 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 Trustee.

The right is reserved to adjourn the sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of sale.

If you purchase the 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 Bell Carrington Price & Gregg, LLC. 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 Trustee at any time.

THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Bell Carrington Price & Gregg, LLC, Trustee

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File No.: 26-40245