

## SUCCESSOR TRUSTEE'S NOTICE OF SALE

WHEREAS, GREENEVILLE FEDERAL BANK FSB, a Tennessee corporation, is the true and lawful owner and holder of certain Promissory Notes dated May 17, 2004, and November 10, 2006 (the "Notes"), made, executed and issued by R.B. STEWART, Jr., and F. ALEXANDER STEWART (the "Debtors"), which are secured by the conveyance of two Deeds of Trust, Assignments of Rents and Security Agreements (the "Deeds of Trust") dated November 30, 2005, and November 10, 2006, respectively, encumbering certain real estate in Anderson County, Tennessee, described therein (the "Trust Estate"), and modified by two Extension and Modification Agreements dated August 10, 2007, and March 28, 2008, respectively, all of which are of record at Book 1410, Pages 950-958, Book 1439, Pages 425-433, Book 1461, Pages 1240-1243, and Book 1477, Pages 633-636, in the Office of the Register of Deeds for Anderson County, Tennessee, to which Deeds of Trust specific reference is hereby made for incorporation herein;

WHEREAS, the Debtors have defaulted under the terms of the Notes and Deeds of Trust, and GREENEVILLE FEDERAL BANK FSB, as beneficiary under the aforesaid Deeds of Trust, has appointed Garrett P. Swartwood, as Successor Trustee, said appointment being of record at Book 1507, Page 680, in the Office of the Register of Deeds for Anderson County, Tennessee, with full powers as therein set out, and has made a demand upon the Successor Trustee to foreclose the Deed of Trust as a result of the Debtor's default in payment of the Notes.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and the undersigned, in the capacity of Successor Trustee under the Deeds of Trust, will offer for sale the Trust Estate at public auction for cash, and in bar of both statutory and equity rights of redemption, and all other redemptions, the same having been fully surrendered and waived, to the highest and last bidder for cash in hand, said public auction to be conducted promptly at **11:00 a.m. on Thursday, September 24, 2009, at the main entrance to the Anderson County Court House, 100 North Main Street, Clinton, Tennessee 37716.** GREENEVILLE FEDERAL BANK FSB shall have the right to bid for the purchase of the Trust Estate at the sale. The sale and conveyance of the Trust Estate will be AS IS, WHERE IS, and made subject to all prior deeds of trust, the rights of tenants in possession, other encumbrances, easements and restrictions of record and property taxes due local governmental authorities. The sale proceeds shall be applied in accordance with the provisions of the Deeds of Trust. The sale may be adjourned after commencement thereof and reconvened at another time, there announced, without the necessity of re-advertising.

The Trust Estate is described as follows:

SITUATE in the 2<sup>nd</sup> Civil District (formerly eighth) of Anderson County, Tennessee, in the City of Oak Ridge, Tennessee, and being more particularly described as follows:

DESIGNATED as Parcel Number 249 and 249.01 on the plat entitled as "Resubdivision, Parcel 249, Block Plan SD 17CK of record in Map Book 4, Slide 142A, in the Register's Office for Anderson County, Tennessee, to which map specific reference is hereby made for a more particular description.

This conveyance is made subject to applicable restrictions, building lines and all existing easements; 30 foot minimum building setback line from west and south property lines, water lines off Brisbane Avenue as shown, 12" storm sewer east side of property and center of property, private drainage easement east side of property, 4" cleanout east side of property, sign easement northeast corner, two 10 foot access easements across center of property, all per plat of record.

BEING the same property conveyed to R. B. Stewart, Jr., and F. Alexander Stewart by deed of Paris R. Walker, Jr., Individually and d/b/a R. O. Rentals and Denise Chase Walker, dated June 14, 1999, of record in Book 1111, page 190, Register's Office for Anderson County, Tennessee.

STREET ADDRESS: 301-303 Oak Ridge Turnpike, Oak Ridge, Tennessee 37830

FEE INTEREST PROPERTY OWNER: F. Alexander Stewart c/o Dean B. Farmer, Hodges, Doughty and Carson, PLLC, Post Office Box 869, Knoxville, Tennessee 37901

OTHER INTERESTED PARTIES: Volunteer Energy Products, LLC

Dated August 31, 2009.

---

GARRETT P. SWARTWOOD  
Successor Trustee  
1111 Northshore Drive, N.W., Suite S-700  
Knoxville, TN 37919  
(865) 584-4040

PUBLICATION DATES: September 2, 2009, September 9, 2009, and September 16, 2009

ires 93A Foreclosures 93A Foreclosures 93A

**SALE**

be on Sep-  
tern Stan-  
Granger  
Tennessee  
ed by John  
oodard to  
Tennessee,  
ook IN278,  
Shapiro &  
all of re-  
ister's Of-  
Finance,  
located in  
be sold to  
all unpaid  
ces of re-  
the Sec-  
r County,  
anta Vista  
ord in the  
nity, ten-  
to which  
more par-  
street.

John H. d;  
above de-  
258 Hick-  
8, but such  
description  
n the event  
description

**TENANT(S)**

**BY INTER-  
N UNRE-  
RECORD  
THE REC-  
RANGE**

tion, statu-  
ed are ex-  
Trust, and  
but the un-  
nity as sub-  
urn the day  
and place  
tion, upon  
face for the

pay the bid  
if the sale,  
highest bid,  
der, with the ex-  
s subject to  
ustee. This  
is on y informa-  
t purpose.  
Incech, LLP,  
ite Trustee  
rneys.com  
P.O. Box 410  
N 38119  
201-767-5566  
201-767-8890

**SALE**

rrred in the  
terms, and  
Note dated  
of Trust of  
corded No-  
age 695 in  
for Sevier  
y Edward  
ing certain  
lity Title,  
parcels cor-  
a nominee  
d Country-  
id assians;  
Wallace of  
aving been

is hereby  
ss has been  
id that on  
on & Asso-  
Trustee, by  
s authority  
s Successor  
2009 on or  
ler County  
sue, after  
inter, de-  
OR CASH,  
of redemp-  
other ex-  
olved in  
being real  
y, Tennes-  
described

of Sevier  
l of Lot 2,  
( contain-  
Map Book  
Office for

**SUCCESSOR TRUSTEE'S  
NOTICE OF SALE**

WHEREAS, GREENEVILLE FEDERAL BANK FSB, a Federal Savings Bank, is the true and lawful owner and holder of certain Promissory Notes dated May 17, 2004, and November 10, 2006 (the "Notes"), made, executed and issued by VANDER STEWART, Jr. and F. ALEXANDER STEWART (the "Debtors"), which are secured by the conveyance of two Deeds of Trust, Assignments of Rents and Security Agreements (the "Deeds of Trust") dated November 30, 2005, and November 10, 2006, respectively, encumbering certain real estate in Anderson County, Tennessee, described herein (the "Trust Estate"), and modified by two Extension and Modification Agreements dated August 10, 2007, and March 26, 2008, respectively, all of which are of record at Book 1410, Pages 950-958, Book 1429, Pages 425-433, Book 1461, Pages 1240-1243, and Book 1477, Pages 633-636, in the Office of the Register of Deeds for Anderson County, Tennessee, to which Deeds of Trust specific reference is hereby made for incorporation herein;

WHEREAS, the Debtors have defaulted under the terms of the Notes and Deeds of Trust and GREENEVILLE FEDERAL BANK FSB, as beneficiary under the aforesaid Deeds of Trust, has appointed Garrett P. Swartwood as Successor Trustee, said appointment being of record at Book 1507, Page 580, in the Office of the Register of Deeds for Anderson County, Tennessee, with full powers as therein set out, and has made a demand upon the Successor Trustee to foreclose the Deed of Trust as a result of the Debtor's default in payment of the Notes;

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and the undersigned, in the capacity of Successor Trustee under the Deeds of Trust, will offer for sale the Trust Estate at public auction for cash, and in bar of both statutory and equitable rights of redemption, and all other redemptions, the same having been fully surrendered and waived, to the highest and best bidder for cash in hand said public auction to be conducted promptly at 11:00 a.m. on Thursday, September 24, 2009, at the main entrance to the Anderson County Court House, 100 North Main Street, Clinton, Tennessee 37714. GREENEVILLE FEDERAL BANK FSB shall have the right to bid for the purchase of the Trust Estate at the sale. The title and conveyance of the Trust Estate will be AS IS, WHERE IS, and made subject to all prior deeds of trust, the rights of tenants in possession, other encumbrances, easements and restrictions of record and property taxes due local governmental authorities. The sale proceeds shall be applied in accordance with the provisions of the Deeds of Trust. The sale may be adjourned after commencement thereof and reconvened at another time, there announced, without the necessity of re-advertising.

The Trust Estate is described as follows:  
SITUATE in the 2<sup>nd</sup> Civil District (formerly eighth) of Anderson County, Tennessee, in the City of Oak Ridge, Tennessee, and being more particularly described as follows:

DESIGNATED as Parcel Number 249 and 249.01 on the plat entitled as "Rehabilitation, Parcel 249, Block 9 on SD 17CK" of record in Map Book 4, Slide 146A, in the Register's Office for Anderson County, Tennessee, to which map specific reference is hereby made for a more particular description.

This conveyance is made subject to applicable restrictions, building lines and all existing easements; 30 foot minimum building setback line from west and south property lines, water lines off Brisbane Avenue as shown, 12" storm sewer east side of property and center of property, private drainage easement east side of property, 4' clearance east side of property, sign easement northeast corner, two 10 foot access easements across center of property, all per plat of record.

BEING the same property conveyed to R. B. Stewart, Jr., and F. Alexander Stewart by deed from Paris R. Walker, Jr., Individually and d/o R. O. Rentals and Denise Chase Walker, dated June 14, 1999, of record in Book 1111, page 170, Register's Office for Anderson County, Tennessee.

STREET ADDRESS: 301-303 Oak Ridge Turnpike, Oak Ridge, Tennessee 37830

FREE INTEREST PROPERTY OWNER: F. Alexander Stewart c/o Dean B. Farmer, Hodges, Daughy and Carson, PLLC, Post Office Box 849, Knoxville, Tennessee 37901

OTHER INTERESTED PARTIES: Volunteer Energy Products, LLC  
Dated August 31, 2009

GARRETT P. SWARTWOOD  
Successor Trustee  
1111 Northshore Drive, N.W., Suite 5-709  
Knoxville, TN 37919  
(865) 584-4040

PUBLICATION DATES: September 2, 2009, September 9, 2009 and September 16, 2009