

NOTICE OF FORECLOSURE SALE

By virtue of the authority vested in the Trustee under that certain Deed of Trust ("Deed of Trust") dated September 2, 2015, executed by Eula Faye McDaniel securing United Community Bank in the original principal sum of \$30,000.00, recorded in the Office of the Register of Deeds for Monroe County, Tennessee, in Book V-32, Page 674 and the undersigned having been appointed by instrument of record in Book M323, Page 282 in said register's office and default having been made under the terms of said Note and Deed of Trust and all provisions of same having been complied with so as to authorize the Trustee to advertise and sell the property described in the aforesaid Deed of Trust.

Therefore on April 10, 2026 at 3:00 p.m. at the front door of the Monroe County, Tennessee Courthouse, 105 College Street South, Madisonville, TN 37354, the undersigned will sell the property described in said Deed of Trust, and hereinafter described, at public auction to the highest and best bidder, for cash, in bar of all equities of redemption, homestead, dower, and all other rights or exemptions of every kind, all of which were expressly divested in said Deed of Trust, said property being located in the 3rd Civil District of Monroe County, Tennessee, and more particularly described as follows, to-wit:

TRACT ONE:

BEGINNING AT AN IRON PIN AT THE OLD TURNPIKE ROAD, CORNER WITH WESLEY RAPER AND RUNNING IN A WESTERLY DIRECTION WITH THE LINE OF WESLEY RAPER 165 FEET TO AN IRON PIN, CORNER WITH CARL RAPER; THENCE IN A SOUTHERLY DIRECTION WITH THE LINE OF CARL RAPER 100 FEET TO AN IRON PIN, CORNER WITH CARL RAPER; THENCE IN AN EASTERLY DIRECTION WITH THE LINE OF CARL RAPER 117 FEET TO AN IRON PIN AT THE OLD TURNPIKE ROAD; THENCE WITH THE OLD TURNPIKE ROAD 150 FEET TO THE BEGINNING CORNER. AND BEING THE SAME PROPERTY CONVEYED TO EULA FAYE MCDANIEL AND RICKEY DURAL MCDANIEL, BY DEED OF CARL RAPER AND WIFE, MABLE RAPER, DATED THE 23RD DAY OF JANUARY, 1965, OF RECORD IN THE REGISTER'S OFFICE FOR MONROE COUNTY, TENNESSEE, IN WARRANTY DEED BOOK 93, PAGE 47.

AS TO TRACT TWO:

ALSO ALL THAT LAND SITUATED IN THE THIRD CIVIL DISTRICT OF MONROE COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT ONE:

BEGINNING AT AN IRON PIN CORNER WITH EULA FAYE MCDANIEL AND WESLEY RAPER; THENCE IN A WESTERLY DIRECTION WITH THE LINE OF WESLEY RAPER 399 FT. MORE OR LESS TO A ROCK CORNER WITH WESLEY RAPER AND SAM WATSON; THENCE IN A SOUTHERLY DIRECTION WITH THE LINE OF SAM WATSON 236 FT. MORE OR LESS TO AN IRON PIN CORNER WITH JOHNNY RAPER AND SAM WATSON; THENCE IN AN EASTERLY DIRECTION WITH THE LINE OF JOHNNY RAPER 265 FT. MORE OR LESS TO AN IRON PIN CORNER WITH JOHNNY RAPER; THENCE IN A NORTHERLY DIRECTION WITH THE LINE OF JOHNNY RAPER AND EULA FAYE MCDANIEL 251 FT. MORE OR LESS TO THE BEGINNING CORNER.

TRACT TWO:

BEGINNING AT AN IRON PIN CORNER WITH JOHNNY RAPER AT TURN PIKE ROAD; THENCE IN A WESTERLY DIRECTION WITH THE LINE OF JOHNNY RAPER 282 FT. MORE OR LESS TO AN IRON PIN CORNER WITH JOHNNY RAPER AND SAM WATSON; THENCE IN A WESTERLY DIRECTION WITH THE LINE OF SAM WATSON 383 FT. MORE OR LESS TO AN IRON PIN CORNER WITH SAM WATSON AND JOHNNY RAPER; THENCE IN AN EASTERLY DIRECTION WITH THE LINE OF JOHNNY RAPER 517 FT. MORE OR LESS TO AN IRON PIN CORNER WITH JOHNNY RAPER AND TURN PIKE ROAD; THENCE IN A NORTHERLY DIRECTION WITH THE TURN PIKE ROAD 569 FT. MORE OR LESS TO THE BEGINNING CORNER.

TRACT THREE:

BEING ONE-HALF (1/2) OF A TRACT OF LAND LYING BETWEEN THE PROPERTY HERETOFORE CONVEYED TO EULA FAYE MCDANIEL AND JOHNNY RAPER, WHICH HAS BEEN USED AS A RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE TURN PIKE ROAD CORNER WITH EULA FAYE MCDANIEL; THENCE IN A WESTERLY DIRECTION WITH THE LINE OF EULA FAYE MCDANIEL 140 FT. MORE OR LESS TO AN IRON PIN CORNER WITH EULA FAYE MCDANIEL; THENCE IN A SOUTHERLY DIRECTION WITH THE LINE OF EULA FAYE MCDANIEL 21 FT. MORE OR LESS TO AN IRON PIN CORNER WITH JOHNNY RAPER; THENCE IN AN EASTERLY DIRECTION WITH THE LINE OF JOHNNY RAPER 140 FT. MORE OR LESS TO AN IRON PIN CORNER AT TURN PIKE ROAD; THENCE IN A NORTHERLY DIRECTION WITH THE TURN PIKE ROAD 6 FT. MORE OR LESS TO THE BEGINNING CORNER.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CARL RAPER AND WIFE, MABEL RAPER, DECEASED, BY JAMES R. ROGERS AS EVIDENCED BY WARRANTY DEED RECORDED IN WARRANTY DEED BOOK 58, PAGE 104, IN THE OFFICE OF THE REGISTER OF DEEDS FOR MONROE COUNTY, TENNESSEE.

AS TO TRACT THREE:

ALSO, ALL THAT LAND LOCATED IN THE THIRD CIVIL DISTRICT OF MONROE COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER OF EULA FAYE MCDANIEL AND CARL RAPER AT TURN PIKE ROAD; THENCE WITH THE LINE OF CARL RAPER, 117 FEET, PLUS OR MINUS, TO A CINDER BLOCK CORNER WITH CARL RAPER AND EULA FAYE MCDANIEL; THENCE WITH THE LINE OF CARL RAPER AND EULA FAYE MCDANIEL, 100 FEET, PLUS OR MINUS, TO AN IRON PIN CORNER WITH EULA FAYE MCDANIEL, WESLEY RAPER AND CARL RAPER; THENCE WITH THE LINE OF WESLEY RAPER, 25 FEET, PLUS OR MINUS TO A CORNER WITH CARL RAPER AND WESLEY RAPER; THENCE WITH THE LINE OF CARL RAPER TO AN IRON PIN CORNER AT DRIVEWAY; THENCE WITH THE DRIVEWAY TO THE TURN PIKE ROAD; THENCE WITH TURN PIKE ROAD, 48 FEET, PLUS OR MINUS, TO THE BEGINNING CORNER. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CARL RAPER DAD WIFE, MABEL RAPER, MABEL RAPER NOW BEING DECEASED, BY WARRANTY DEED FROM WESLEY RAPER, RECORDED IN WARRANTY DEED BOOK 58, PAGE 130 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MONROE COUNTY, TENNESSEE SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO EULA FAYE MCDANIEL FROM RICKY DURRALL MCDANIEL BY WARRANTY DEED (AS TO TRACT ONE) DATED 7/20/1992, AND RECORDED ON 7/29/1992, AT BOOK 207, PAGE 323, IN MONROE COUNTY, TN.

Property address: 124 Turnpike Road, Madisonville, TN 37354

Parcel ID: Map 079; Parcel 174.00

This sale will be made subject to all unpaid taxes, and subject to any applicable easements and restrictions or prior liens or mortgages, if any.

In the event the high bidder at the foreclosure sale should fail to comply with the submitted bid, the Trustee shall have the option to accept the next highest bid in which the bidder is able to comply or to re-advertise and sell at a later sale.

The right is reserved to adjourn the day of sale to another date certain without further publication upon announcement on the day of the sale at the time set forth above.

Proceeds of the sale shall be applied as provided for by the terms of the Deed of Trust, and this notice will be published in The Advocate & Democrat, a newspaper published in Monroe County, Tennessee, two times on the following dates: March 18, 2026 and March 25, 2026.

Internet posting website: www.foreclosurestn.com

Other interested parties: None

This the 12th day of March, 2026.

Timothy E. Scott, Substitute Trustee

135 W. Main Street, Suite 200

Kingsport, TN 37660.

(423) 247-9376