

TS#: 2025-18560-TN  
**Notice Of Substitute Trustee's Sale**

Whereas, Brian Lee Cox And Danielle Marie Adams by Deed of Trust (the "Deed of Trust"), dated 4/28/2023 and of record in Deed Book B-41, Page(s) 782-798, and/or as Instrument Number 23002691, in Register's Office of Monroe County, Tennessee, conveyed to Reliance Title of Tennessee, LLC, Trustee, along with Correction Ins. recorded on 11/22/25 in Inst. No. 25007763 BK/PG M341/433-434, along with Correction Inst recorded on 12/20/25 in Inst No. 25008406 BK/PG M342/203-205, along with Correction Inst. recorded on 4/13/26 in Inst No 26002469 BK/PG M345/454-456, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity, and subsequently assigned to Freedom Mortgage Corporation, and Whereas, Nestor Solutions of Tennessee, LLC has been duly appointed Substitute Trustee by the owner and holder of the Note by instrument recorded in Deed Book M341, Page(s) 123-125 and/or as Instrument Number 25007424 in Register's Office of Monroe County, Tennessee; and Whereas, default has been made in the payment of the Note; and Whereas, the owner and holder of the Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of the indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust. The notice requirements of T.C.A. §35-5-101 and 35-5-104 have been satisfied. Now, Therefore, notice is hereby given that an agent of Nestor Solutions of Tennessee, LLC, Substitute Trustee, pursuant to the power, duty, and authority vested in and conferred by the Deed of Trust, will proceed to sell the below-mentioned property on 7/14/2026, at 2:00 PM at the Front Door of the Monroe County Courthouse, 105 College Street, Madisonville, TN 37354, to the highest call bidder for cash free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Monroe County, Tennessee, described as follows: Situated In The District Number One (1) Of Monroe County, Tennessee, Within The Town Of Sweetwater, Tennessee, And Being A Parcel Of Land More Fully Described According To A Survey Of Pellissippi Development Corporation Dated August 15, 1989, As Follows, To-Wit: Beginning At An Iron Rod New In The Eastern Right Of Way Of Jaynes Street, Said Iron Rod New Being Located 407.6 Feet, Northwest Of The Point Of Intersection Of The Eastern Right Of Way Of Jaynes Street And Vonore Pike ; Thence From Said Beginning Point And Long The Eastern Right Of Way Of Jaynes Street, North 3 Degrees 26 Minutes 07 Seconds West 475.00 Feet To An Iron Rod New; Thence North 86 Degrees 52 Minutes 42 Seconds East, 295.00 Feet To An Iron Pipe Original; Thence Along The Dividing Line Of Property Herein And Lot 11 And 10, Grandview Subdivision, South 5 Degrees 00 Minutes 00 Seconds East, 199.74 Feet To An Iron Pipe Original; Thence Along The Dividing Line Of Property Herein And Lot 9, Grandview Subdivision, South 5 Degrees 01 Minute 57 Seconds East 100.29 Feet To An Iron Pin Original; Thence Along The Dividing Line Of Property Herein And Lot 8 Grandview Subdivision, South 4 Degrees 52 Minutes 59 Seconds East 100 Feet To An Iron Pin Original; Thence Along The Dividing Line Of Property Herein And Lot 7, Grandview Subdivision, South 5 Degrees 5 Minutes 13 Seconds East 100.28 Feet To An Iron Pin Original; Thence Along The Dividing Line Of Property Herein And Lot 6, Grandview Subdivision, South 4 Degrees 48 Minutes 26 Seconds East 99.48 Feet To An Iron Pin Original; Thence Along The Dividing Line Of Property Herein And Lot 2, Grandview Subdivision, South 72 Degrees 13 Minutes 53 Seconds West 100.00 Feet To An Iron Rod New; Thence North 6 Degrees 04 Minutes 59 Seconds West 166.00 Feet To An Iron Rod New; Thence South 79 Degrees 18 Minutes 49 Seconds West 118.99 Feet To An Iron Rod New; Thence South 56 Degrees 38 Minutes 59 Seconds West 88.45 Feet To An Iron Rod New And In The Eastern Right Of Way Of Jaynes Street, Said Iron Rod Being The Point Of Beginning (The Easternmost 100 Feet To The Property Herein Conveyed Is A Portion Of Lot 11 Of The Grandview Subdivision Plat Cabinet B, Slide 85 (Formerly Plat Book 2, Page 39) As Originally Platted. 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 Restriction "No Outside Toilets Or Junk Yard May Be Erected Or Maintained On The Property" As To The Portion Located In Grandview Subdivision As Set Out In The Deed Book 134, Page 339. Being The Same Property Conveyed To James Lynn Milsaps By Special Warranty Deed From Capital Bank Corp., Recorded On November 9, 2016 In Book 384, Pages 396-397, Register's Office For Monroe County, Tennessee. The Street Address Of The Above-Described Property Is Believed To Be 120 Jaynes Street, Sweetwater, TN 37874, But If Such Address Is Not Part Of The Legal Description Of The Property Sold Herein And In The Event Of Any Discrepancy, The Legal Description Herein Shall Control. This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property: Owner of Property: Brian Lee Cox And Danielle Marie Adams The Secretary of Housing and Urban Development, Deed of Trust Book W-42, Page(s) 707-712 and/or Instrument # 24007876 The sale is subject to occupant(s) rights in possession of the premises. All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the purchase price. The purchaser shall have no further record against the grantor, the grantee or the trustee. Notice To Bidders: Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/rre-faqs#D\\_5](https://www.fincen.gov/rre-faqs#D_5).

Internet Posting Website: <https://tennesseepostings.com/> Publication

Dates: 6/17/2026 and 6/24/2026

Nestor Solutions of Tennessee, LLC, Substitute Trustee 214 5th Street, Suite 205 Huntington Beach, California 92648 Phone: (888) 403-4115

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