

**TRUSTEE'S NOTICE OF SALE
OF REAL ESTATE AND AFFIXED MANUFACTURED HOME**

ANTHONY R. STEELE is the Trustee of a Deed of Trust executed on June 11, 2009, by PAULINE ARNWINE. The Deed of Trust appears of record in the Register's Office of McMinn County, Tennessee, at **Deed of Trust 945, Page 395** ("Deed of Trust"). The Trustee will sell the property described below at a foreclosure sale requested by the current holder of the Deed of Trust and underlying indebtedness, **Vanderbilt Mortgage and Finance, Inc.** Pursuant to T.C.A. §47-9-604 this sale shall also include the affixed manufactured home (referenced in Affidavit of Affixation at Deed of Trust 945, Page 402) described as one (1) 2009 CMH Mountaineer Manufactured Home bearing Serial Number CAP023178TNAB.

Sale Date and Location: MAY 8, 2026, at 10:00 a.m. at the front door of the McMinn County Courthouse, 6 East Madison Avenue, Athens, TN 37303. The terms of sale shall be payment by cashier's check or certified funds immediately upon conclusion of the sale.

Third-party internet posting website: foreclosuretennessee.com

Property Description: Abbreviated description per TCA 35-5-104(a)(2) is the property referenced and described fully at Warranty Deed Book 180, Page 499 and commonly known as **863 County Road 316, Niota, TN 37826.**

Property Address: **863 County Road 316, Niota, TN 37826.**

Tax Map Identification No.: **015-033.00** (However, the property description shall control in the event of any inconsistencies between the description and address or tax identification number).

Parties Interested: None known.

All sales of Property, both real and personal, are "AS IS" and "WHERE IS" without representation or warranty as to merchantability or fitness for a particular purpose or of any kind, except as to title and authority to convey. The sale of the described property is subject to all matters shown on any recorded plan; any unpaid taxes, any restrictive covenants, easements, set-back lines, prior liens, encumbrances, if any, and any other priority as may appear in the public records. Title to the manufactured home may be transferred by Bill of Sale or Certificate of Title, as the case may require.

The right is preserved 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.

THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT THE DEBT AND ANY INFORMATION OBTAINED AS A RESULT WILL BE USED FOR THAT EXPRESS PURPOSE ONLY. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

This the 6th day of April, 2026.

Anthony R. Steele, Trustee

Winchester, Sellers, Foster & Steele, P.C.
P. O. Box 2428
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(865) 637-1980

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