

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

ANTHONY R. STEELE is the Successor Trustee of a Deed of Trust executed on December 21, 2000, by PATRICIA KNOX AND DAVID WALDROP. The Deed of Trust appears of record in the Register's Office of McMinn County, Tennessee, at **Deed of Trust 602, Page 576, with assignments at Deed of Trust 634, Page 317, and Deed of Trust 1399, Page 103** ("Deed of Trust"). The Successor Trustee will sell the property described in the Deed of Trust 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 described as one (1) 2000 SCHULT Manufactured Home bearing Serial Number H0GA17H08394A.

Sale Date and Location: JULY 31 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 in the Deed of Trust and otherwise described fully at (deed book and page) and commonly known as 121 County Road 317, Niota, TN 37826.

Property Address: 121 County Road 317, Niota, TN 37826.

Tax Map Identification No.: 015-125.00 (However, the property description shall control in the event of any inconsistencies between the description and address or tax identification number).

Parties Interested: Pursuant to TCA §35-5-101 et seq, the following liens claimed by the United States of America may apply to said property, for which timely notice of sale has been given, and the sale of the property will be subject to the right of redemption provided for in 26 USC § 7425: **IRS Federal Tax Lien, Lien Book 35, Page 764 and Lien Book 37, Page 801.**

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 19th day of July, 2026.

Anthony R. Steele, Successor Trustee
Winchester, Sellers, Foster & Steele, P.C.
P. O. Box 2428
Knoxville, TN 37901
(865) 637-1980

Publication Dates: June 24 and July 1, 2026