

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **09/10/2026 on or about 11:00 AM, On the front steps, Loudon County Courthouse, 601 Grove Street Loudon, TN, Loudon County, Tennessee**, conducted by the Co-Substitute Trustees as identified and set for the herein below, pursuant to Deed of Trust executed by **JOEL L. PRICE AND TINA R. PRICE, HUSBAND AND WIFE, to ARNOLD M. WEISS, ATTORNEY, Trustee, and recorded on 11/29/2001 as Instrument No. 0006069401, Book 557 Page 692** in the real property records of Loudon County Register's Office, Tennessee.

Owner of Debt: **U.S. Bank National Association, as Trustee for Salomon Home Equity Trust, Series 2002-WMC1, Asset Backed Pass-Through Certificates Series 2002-WMC1**

The following real estate located in Loudon County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of records:

SITUATED IN DISTRICT NO. TWO (2) OF LOUDON COUNTY, TENNESSEE, WITHIN THE CITY OF LENOIR CITY, TENNESSEE, AND BEING TWO TRACTS OF LAND AS FOLLOWS: BEING KNOWN AND DESIGNATED AS PART OF LOTS 31 AND 32, BLOCK 13, SECTION TWO ON PAYNE'S MAP OF LENOIR CITY, ON FILE IN THE OFFICE OF THE LENOIR CITY COMPANY, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED AT THE INTERSECTION OF THE SOUTHEASTERN LINE OF SECOND AVENUE AND THE SOUTHWESTERN LINE OF "F" STREET; THENCE WITH THE SOUTHWESTERN LINE OF "F" STREET, SOUTH 33 DEG. 50 MIN. EAST, 117.50 FEET TO AN IRON PIN IN THE LINE OF PROPERTY NOW OR FORMERLY OWNED BY COLINS (DEED BOOK 77, PAGE 406); THENCE WITH THE LINE OF COLLINS, SOUTH 56 DEG. 10 MIN. WEST, 50 FEET TO AN IRON PIN, COMMON CORNER TO LOTS 30 AND 31; THENCE WITH THE DIVISION LINE BETWEEN SAID LOTS, NORTH 33 DEG. 50 MIN. WEST, 117.50 FEET TO AN IRON PIN LOCATED IN THE SOUTHEASTERN LINE OF SECOND AVENUE; THENCE WITH SAID LINE, NORTH 56 DEG. 10 MIN. EAST, 50 FEET TO AN IRON PIN, THE POINT OF BEGINNING AND BEING ACCORDING TO THE SURVEY OF STANLEY E. HINDS, SURVEYOR, DATED AUGUST 7, 1990, JOB NO. 9007110.

Tax ID: **020N G 035.00 000 / 023P-C-009.00 / 2 023PC 00900 / 02-023P-C-023P-00900**

Current Owner(s) of Property: **JOEL L. PRICE AND TINA R. PRICE, HUSBAND AND WIFE**

The street address of the above described property is believed to be **600 W. SECOND AVENUE, LENOIR CITY, TN 37771**, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN POSSESSION.

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. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. 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 RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE CO-TRUSTEES.

OTHER INTERESTED PARTIES: ESTATE OF JOEL L PRICE; HEIRS AND DEVISEES OF JOEL L PRICE;

If applicable, the notice requirements of Tenn. Code Ann. 35-5-101 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them, and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and Tenn. Code Ann. §67-1-1433.

Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a

trustee's deed upon sale 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

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or co-trustees.

For additional sale information visit: <https://www.tnforeclosurenotices.com>

Trustee File No. 2025-00313-TN
Western Progressive - Tennessee, Inc., Co-Substitute Trustee
Corporation Service Company, Registered Agent
2908 Poston Ave
Nashville, TN 37203-1312
AVT Title Services LLC, Co-Substitute Trustee
Park East

Western Progressive – Tennessee, Inc.
114 Mesa Park Drive, Suite 100
El Paso, TX 79912

725 Cool Springs Blvd., Suite 140

Franklin, TN 37067

SALE INFORMATION:

Sales Line: (866) 960-8299

Website: <https://www.altisource.com/loginpage.aspx>

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.