

**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 March 23, 2006, by MICHAEL W. ROBERTS and MELINDA M. ROBERTS. The Deed of Trust appears of record in the Register's Office of Rhea County, Tennessee, at **Book T416, Page 718 as corrected by Scrivener's Error Affidavit at Book 407, Page 156** ("Deed of Trust"). The 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) 2006 CMH Mountaineer Manufactured Home bearing Serial Number CAP018905TNAB.

**Sale Date and Location:** MAY 18, 2026, at 10:00 a.m. at the front of the Rhea County Courthouse (near the Scopes Trial Museum), 1475 Market Street, Dayton, TN 37321. 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](http://foreclosuretennessee.com)

**Property Description:** Abbreviated description per TCA 35-5-104(a)(2) is the property referenced and described fully at Book 367, Page 581, and commonly known as **2602 Shut In Gap Road, Spring City, Rhea County, TN 37381.**

**Property Address:** **2602 Shut In Gap Road, Spring City, Rhea County, TN 37381.**

**Tax Map Identification No.:** **023-012.01 & 023-012.01-T-001** (However, the property description shall control in the event of any inconsistencies between the description and address or tax identification number).

**Parties Interested:** Blue World Pools, Inc. (Book T502, Page 286; Book T502, Page 291).

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 17th day of April, 2026.

Anthony R. Steele, Trustee

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

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