

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 October 20, 2020, by HANNAH LEANN SAWYER and JOSHUA MATTHEW SAWYER, a married couple. The Deed of Trust appears of record in the Register's Office of Hawkins County, Tennessee, at Book 1373, Page 389 ("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) 2021 Southern Energy Manufactured Home bearing Serial Number SGI021419TNAB.

Sale Date and Location: APRIL 13, 2026, at 12:00 p.m. at the front door of the Hawkins County Courthouse, 100 East Main Street, Rogersville, TN 37857. 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 in the Deed of Trust and additionally at Book 1373, Page 387, and commonly known as 2240 S. Main Street, Surgoinsville, TN 37873.

Property Address: 2240 S. Main Street, Surgoinsville, TN 37873.

Tax Map Identification No.: 066-103.01 (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 11th day of March, 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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