
**NOTICE OF
TRUSTEE'S SALE OF REAL ESTATE**

WHEREAS, by Deed of Trust recorded in the Register's Office for Campbell County, Tennessee, in Book T716, Page 490, on July 21, 2020, Rebecca Stiner conveyed to Joseph G. Coker, Trustee, the hereinafter described real property, to secure the payment of one Promissory Note dated July 7, 2020 in the amount of Forty Nine Thousand Six Hundred Dollars and No Cents (\$49,600.00) to Community Trust Bank, Inc., all as fully set forth in said Deed of Trust and Promissory Note; and

WHEREAS, default has been made in the payment of the above referenced indebtedness, and other provisions of the Trust Deed have been violated, and the legal holder of the Promissory Note secured by the said Trust Deed has declared the entire amount due and payable as provided in said Trust Deed, and the undersigned, as Trustee, has been directed to foreclose the aforesaid Trust Deed in accordance with the terms thereof, and the public is hereby notified that the undersigned Trustee will sell the hereinafter described real estate at public auction, to the highest and best bidder, for cash in hand, on the front steps of the Campbell County Courthouse in Jacksboro, Tennessee, at 12:00 Noon on August 10, 2026, said property to be sold in bar of the equity of redemption.

Subject lands are set forth as follows:

Situate in the First (1st) Civil District of Campbell County, Tennessee, and more particularly described as follows:

Beginning at a stake 150 feet Northeast of the forks of the road, in the right of way of the County Road leading to the Cora Owens line, then said stake being the corner of Glenn & Rosemary Leonard's lot; thence running Southeast with their line 150 feet to a marked tree; thence in the same direction 114 feet to another marked oak tree in the Cora Owens line; thence Northeast with her line approximately 165 feet to a stake in said line at the end of County Road and the right of way of said road; thence Southwest with said road right of way approximately 300 feet to the beginning corner. This being a triangular tract containing one acre, more or less.

This conveyance is made subject to any and all applicable restrictions, reservations, easements, setback lines, rights of ways, exceptions, covenants and conditions of record in the Register's Office for Campbell County, Tennessee.

Being the same property conveyed to Rebecca Stiner, unmarried from Verlin Monroe Welden, by Warranty Deed dated July 7, 2020, and recorded in Book W530, Page 660, in the Register's Office for Campbell County, Tennessee, on July 21, 2020.

Records in the Property Assessor's Office for Campbell County, Tennessee, identify the above described property as follows: Control Map: 095L, Group: A, Parcel: 044.00.

Subject property is located at 155 Daybreak Drive, LaFollette, Tennessee 37766

This sale will be free from the equitable right of redemption under the laws of the State of Tennessee, homestead, dower and other exemptions, the same having been waived in said Trust Deed, and will be subject to all unpaid taxes and subject to any easements and restrictions or prior liens or mortgages of record, if any. If the highest bidder is unable to comply with the terms of the sale, I reserve the right to proceed to the next highest bidder able to comply or to re-advertise if I so choose. The right is reserved to adjourn the day of sale to another date and time certain without further publication upon announcement at the time set above. The holder of the Promissory Note shall have the right to bid at said sale.

This property is being sold with the express reservation that the sale is subject to confirmation by the Lender or Trustee. This sale may be rescinded at any time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Trustee or the Mortgagee's attorney.

The Trustee is aware of a Deed of Trust from Rebecca Stiner, unmarried to Tom Dickerson, Trustee, dated December 11, 2023, and recorded in Book T792, Page 68, in the Register's Office for Campbell County, Tennessee, on December 26, 2023, securing payment of one promissory note in the amount of \$109,000.00, payable to Y-12 Federal Credit Union.

To the best of the Trustee's knowledge, information, and belief, there are no Federal or State tax lien claimants or other claimants upon the subject property which would require notice pursuant to the terms and provisions of T.C.A. § 35-5-104 or T.C.A. § 67-1-1433 or 26 U.S.C. §7425.

This 8th day of July, 2026.

A handwritten signature in black ink, appearing to read "Joseph G. Coker", written in a cursive style.

JOSEPH G. COKER, TRUSTEE