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 September 25, 2020, by SHARLA DENEYSE FRANKLIN aka Sharla Franklin and RANDALL DEAN FRANKLIN, married. The Deed of Trust appears of record in the Register's Office of McNairy County, Tennessee, at **Record Book 2, Page 1971** ("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 So. Energy Manufactured Home bearing Serial Number SA4080659ALAB.

Sale Date and Location: NOVEMBER 6, 2026, at 10:00 a.m. at the McNairy County Courthouse, 170 West Court Avenue, Selmer, TN 38375. 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 fully in the Deed of Trust and additionally at Deed Book 253, Page 568, and commonly known as 126 South Magnolia Street, Adamsville, McNairy County, TN 38310.

Property Address: 126 South Magnolia Street, Adamsville, McNairy County, TN 38310.
Tax Map Identification No.: 056L-B-023.00 (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 12th day of October, 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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