

## **SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Sale at public auction will be on June 4, 2026, at or about 11:00 AM, local time, at the main entrance to the Hawkins County Courthouse, 100 East Main Street, Rogersville, TN 37857, pursuant to the Deed of Trust executed by Pierce Allen Whiteside Jr and Sun Ok Whiteside, husband and wife, to Wilson & Associates, PLLC, as Trustee for Wintrust Mortgage, a division of Barrington Bank and Trust Co., N.A. dated July 24, 2013, and recorded on July 29, 2013, in Book 1099, Page 318, Instrument No. 13004985, in the Register's Office for Hawkins County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Hawkins County Register's Office. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A.

Other interested parties: Barclays Bank Delaware; Cavalry SPV 1, LLC, as assignee of CitiBank, N.A.; Kevin Menheer

The hereinafter described real property located in Hawkins County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: Situate in the Eighth Civil District of Hawkins County, Tennessee, within the Town of Bulls Gap, and described as follows:

Tract 1: Generally described as adjoined on the north by the lands of Walter Coward (formerly Richard Pierce); on the south by other lands of the first party; on the east by the lands of Mrs. J. B. Kite and on the west by Sycamore Drive (formerly known as the Old County Road) and containing one (1) acre, more or less, and further described as Beginning at a corner of the property of first party and at the eastern margin of Sycamore Drive and running thence with the eastern margin of Sycamore Drive in a northerly direction a distance of 147 feet to the corner of the lands of Walter Coward; thence easterly with the Coward line a distance of 298 feet to a stake; thence southerly in a straight line a distance of 147 feet to corner of the property of the first party; thence westerly with the line of other property of first party a distance of 298 feet to the point of Beginning. This is the same description used in prior deed.

Tract 2: Lying on and to the east of Sycamore Drive and being a strip of land 10 feet in width and being more particularly described as follows: Beginning at an iron pin at the eastern right of way line of Sycamore Drive, corner to property of R. C. Hybarger, Jr. and wife, Carolyn Hybarger, as conveyed them by deed of record in the Register's Office for Hawkins County, Tennessee in Deed Book 132, Page 512; thence with the eastern right of way line of Sycamore Drive South 30 deg. 51 min. East 10.00 feet to a point; thence with a line parallel to the southern boundary of the R. C. Hybarger, Jr. property on a call of North 55 deg. 20 min. East a distance of 300.74 feet to a point; thence North 31 deg. 36 min. West 10 feet to an iron pin at the southeastern corner to property conveyed to R. C. Hybarger, Jr. and wife, Carolyn Hybarger, by deed of record in Deed Book 132, Page 512; thence with the southern line of the R. C. Hybarger, Jr. property South 55 deg. 20 min. West 300.61 feet to an iron pin, the point of Beginning. This is the same description used in prior deed.

Being the same real estate conveyed to Pierce Allen Whiteside (aka Pierce Allen Whiteside, Jr.) and wife, Sun Ok Whiteside by deed from Jerry R. Sommella, dated July 24, 2013 and of record in the Register's Office for Hawkins County, Tennessee in Record Book 1099, Page 315

Street Address: The street address of the property is believed to be 335 Sycamore Drive, Bulls Gap, TN 37711, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 161 057.00

Current owner(s) of Record: Pierce Allen Whiteside, Jr.; Sun Ok Whiteside; Kevin Menheer

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED,

RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. The title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to postpone or adjourn the sale to another specified time certain or to another date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announced on the date, time, and location of sale set forth above or any subsequent postponed or adjourned date, time, and location of sale; provided, however if the sale is postponed or adjourned for less than five (5) days after the original sale, announcement by internet posting is not required.

*The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof. If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Padgett Law Group. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.*

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 by the Substitute Trustee at any time.

**This Notice of Sale has been posted by Capital City Posting and can be viewed online at [CapitalCityPostings.com](http://CapitalCityPostings.com).**

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