

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated October 8, 2025, executed by JAMES PAUL MCTYRE JR., conveying certain real property therein described to YALE RILEY, as Trustee, as same appears of record in the Register's Office of Monroe County, Tennessee recorded October 13, 2025, in Book X-43, Page 702-720, at Instrument Number 25006751; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC who is now the owner of said debt; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Monroe County, Tennessee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on **September 29, 2026** at or about 12:00 PM at the Front Door of the Monroe County Courthouse, 105 College St., Madisonville, TN 37354, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Monroe County, Tennessee, to wit:

Land situated in the County of Monroe in the State of TN

TRACT ONE:

SITUATED IN DISTRICT NO. TWO (2) FOR MONROE COUNTY, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS ALL OF LOT 2, OF THE MILLER ESTATES SUBDIVISION, AS SHOWN ON SURVEY PREPARED BY J.M. NORWOOD, RLS #1857, P. O. BOX 1642, ATHENS, TENNESSEE, BEARING JOB NO. 99-061 LA, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED AT AN IRON PIN BEING THE COMMON CORNER WITH LOT NO. 1; THENCE NORTH 27 DEG. 24 MIN. 28 SEC. WEST 488.01 FEET TO AN IRON PIN AT A WOOD POST; THENCE NORTH 57 DEG. 28 MIN. 15 SEC. EAST 125.26 FEET TO AN IRON PIN AT A WOOD POST AT THE COMMON CORNER WITH LOT NO. 2; THENCE SOUTH 27 DEG. 38 MIN. 44 SEC. EAST 485.21 FEET TO AN IRON PIN; THENCE WITH A CURVE TO THE RIGHT, LENGTH OF 36.21, RADIUS OF 1075.16 FEET WITH CHORD OF SOUTH 53 DEG. 53 MIN. 10 SEC. WEST 36.21 FEET TO AN IRON PIN; THENCE SOUTH 57 DEG. 14 MIN. 57 SEC. WEST 91.38 FEET TO THE POINT OF BEGINNING, CONTAINING 1.4076 ACRES, MORE OR LESS.

TRACT TWO:

SITUATED IN DISTRICT NO. TWO (2) FOR MONROE COUNTY, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS ALL OF LOT 3, OF THE MILLER ESTATES SUBDIVISION, AS SHOWN ON SURVEY PREPARED BY J.M. NORWOOD, RLS #1857, P.O. BOX 1642, ATHENS, TENNESSEE, BEARING JOB NO. 99-061 LA, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED AT AN IRON PIN BEING A COMMON CORNER WITH THE SOUTHEAST CORNER OF LOT NO. 2; THENCE NORTH 27 DEG. 38 MIN. 44 SEC. WEST 485.21 FEET TO AN IRON PIN; THENCE NORTH 58 DEG. 02 MIN. 34 SEC. EAST 42.91 FEET TO AN IRON PIN AT A WOOD POST; THENCE NORTH 29 DEG. 47 MIN. 20 SEC. EAST 50.06 FEET TO AN IRON PIN, BEING A COMMON CORNER WITH LOT NO. 4; THENCE SOUTH 34 DEG. 50 MIN. 56 SEC. EAST 484.41 FEET TO AN IRON PIN; THENCE WITH A CURVE TO THE RIGHT, LENGTH OF 149.94 FEET, RADIUS OF 1075.16 FEET WITH CHORD OF SOUTH 48 DEG. 55 MIN. 35 SEC. WEST 149.81 FEET TO THE POINT OF BEGINNING, CONTAINING 1.2957 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL APPLICABLE RESTRICTIONS, CONDITIONS, EASEMENTS, ETC. OF RECORD IN THE REGISTER'S OFFICE FOR MONROE COUNTY, TENNESSEE.

TRACT THREE:

SITUATED IN DISTRICT NO. TWO (2) FOR MONROE COUNTY, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS ALL OF LOT 1, OF THE MILLER ESTATES SUBDIVISION, AS SHOWN ON MAP OF THE SAME OF RECORD IN PLAT CABINET D, SLIDE 77, IN THE REGISTER'S OFFICE FOR MONROE COUNTY, TENNESSEE, TO WHICH MAP SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD, COMMON CORNER TO LOT 1 AND LOT 2 OF MILLER ESTATES SUBDIVISION ON THE CURRENT NORTHWESTERN RIGHT OF WAY OF MILLER ROAD (COUNTY ROAD 448); THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE OF MILLER ROAD, SOUTH 57 DEG. 14 MIN. 57 SEC. WEST 68.15 FEET TO AN IRON ROD; THENCE SOUTH 60 DEG. 57 MIN. 32 SEC. WEST 131.01 FEET TO AN IRON ROD; THENCE LEAVING SAID RIGHT OF WAY LINE OF MILLER ROAD, NORTH 26 DEG. 52 MIN. 03 SEC. WEST 486.26 FEET TO A 24" HICKORY; THENCE NORTH 59 DEG. 05 MIN. 59 SEC. EAST 194.59 FEET TO A WOOD POST; THENCE SOUTH 27 DEG. 24 MIN. 28 SEC. EAST 488.01 FEET TO AN IRON ROD IN THE CURRENT NORTHWESTERN RIGHT OF WAY LINE OF MILLER ROAD, THE POINT OF BEGINNING, CONTAINING 2.2037 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY OF J.M. NORWOOD, P.O. BOX 1642, ATHENS, TENNESSEE 37371, RLS #1857, BEARING JOB NO. 99-061 LA, DATED JULY 21, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL APPLICABLE RESTRICTIONS, CONDITIONS, EASEMENTS, ETC. OF RECORD IN THE REGISTER'S OFFICE FOR MONROE COUNTY, TENNESSEE.

ATTACHED HERETO AND CONVEYED HERewith IS A 1999 UNKNOWN MANUFACTURED/MOBILE HOME BEARING SERIAL/VIN NOS. BHAL09069A, BHAL09069B.

Parcel ID: 060 060.11 000, 060 060.12 000 & 060 060.13 000

PROPERTY ADDRESS: The street address of the property is believed to be **600 MILLER RD, VONORE, TN 37885**. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

CURRENT OWNER(S): ESTATE AND/OR HEIRS-AT-LAW OF JAMES PAUL MCTYRE JR. , JOSHUA MCTYRE
OTHER INTERESTED PARTIES:

The sale of the above-described property shall be subject to all matters shown on any recorded plat; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. This sale is subject to purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale. The right is reserved 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. All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Rubin Lublin TN, PLLC, Substitute Trustee
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