

## 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 December 29, 2023, executed by MARCUS WEBB conveying certain real property therein described to THE LAW OFFICES OF HOLMES RICH & SIGLER, P.C., as Trustee, as same appears of record in the Register's Office of Madison County, Tennessee recorded January 4, 2024, in Deed Book T2240, Page 1667; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to PennyMac Loan Services, 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 Madison 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 **January 15, 2026** at or about 11:00 AM at the North Entrance to the Madison County Courthouse, 100 East Main Street, Jackson, TN 38301, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Madison County, Tennessee, to wit:

BEGINNING AT A STAKE IN THE NORTHEAST CORNER OF LOT NO. 36 OF SECTION II OF BEVERLY HILLS ESTATES, THENCE SOUTH 14 DEGREES EAST 150 FEET TO A STAKE AT THE NORTHEAST CORNER OF LOT NO. 37 IN SAID SECTION II; RUNS THENCE NORTH 76 DEGREES EAST 100 FEET TO A STAKE AT THE NORTHEAST CORNER OF LOT NO. 39; THENCE NORTH 14 DEGREES WEST 150 FEET TO A STAKE IN THE SOUTH MARGIN OF GREENWAY DRIVE; THENCE SOUTH 76 DEGREES WEST WITH THE SOUTH MARGIN OF GREENWAY DRIVE 100 FEET TO THE POINT OF BEGINNING. BEING LOT NO. 38 OF SECTION II OF BEVERLY HILLS ESTATES, A PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGE 294 IN THE REGISTER'S OFFICE OF MADISON COUNTY, TN. BEING THE SAME PROPERTY CONVEYED TO MARCUS WEBB BY DEED OF HIGH NOON VENTURES, LLC AND RECORDED IN DEED BOOK 781, PAGE 1784 IN THE REGISTER'S OFFICE OF MADISON COUNTY, TENNESSEE

Parcel ID: 066C E 00900 000359

PROPERTY ADDRESS: The street address of the property is believed to be **20 GREENWAY DR, JACKSON, TN 38305**. 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): MARCUS WEBB

OTHER INTERESTED PARTIES:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

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. 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  
3145 Avalon Ridge Place, Suite 100  
Peachtree Corners, GA 30071  
[rlselaw.com/property-listing](http://rlselaw.com/property-listing)  
Tel: (877) 813-0992  
Fax: (470) 508-9401

A copy of this notice is being published at  
[www.BetterChoiceNotices.com](http://www.BetterChoiceNotices.com)

Publication Date: December 13, 2025.