

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 8, 2023, executed by THOMAS GREGORY conveying certain real property therein described to GLENN BALLETTTO, as Trustee, as same appears of record in the Register's Office of Meigs County, Tennessee recorded December 15, 2023, in Deed Book 268, Page 363; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Lakeview Loan Servicing, 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 Meigs 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 **March 18, 2026** at or about 2:00 PM at the Front Steps of the Meigs County Courthouse, 17214 Hwy 58, Decatur, TN 37322, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Meigs County, Tennessee, to wit:

LYING AND BEING IN THE THIRD CIVIL DISTRICT MEIGS COUNTY, TENNESSEE, ON WOODS HOLLOW ROAD. BEGINNING AT AN IRON PIN CORNER, SAME BEING THE COMMON CORNER OF MANUEL J. WHITTED (DEED BOOK W-3, PAGE 273), WOODS HOLLOW ROAD AND THE TRACT HEREIN CONVEYED; THENCE WITH WOODS HOLLOW ROAD SOUTH 01 DEG 09 MIN WEST 160.15 FEET TO AN IRON PIN; THENCE WITH WOODS HOLLOW ROAD SOUTH 02 DEG 30 MIN WEST 72.84 FEET TO AN IRON PIN CORNER; THENCE LEAVING WOODS HOLLOW ROAD NORTH 51 DEG 52 MIN WEST 148.98 FEET TO AN IRON PIN; THENCE NORTH 44 DEG 54 MIN WEST 20.68 FEET TO AN IRON PIN; THENCE SOUTH 73 DEG 16 MIN WEST 14.15 FEET TO AN IRON PIN; THENCE NORTH 78 DEG 38 MIN WEST 125.87 FEET TO AN IRON PIN CORNER; THENCE NORTH 11 DEG 28 MIN EAST 112.11 FEET TO AN IRON PIN CORNER AT WHITTED; THENCE WITH WHITTED LINE SOUTH 89 DEG 01 MIN EAST 252.89 FEET TO THE BEGINNING CORNER, CONTAINING 0.93 ACRES, MORE OR LESS. REFERENCE IS MADE TO PLAT OF RECORD IN PLAT ENVELOPE 462, PAGE A1 FOR A MORE COMPLETE DESCRIPTION. ATTACHED HERETO AND CONVEYED HERewith IS A 2022 FLEETWOOD HOMES MANUFACTURED HOME BEARING SERIAL/VIN NOS. FLE250TN2246416A AND FLE250TN2246416B, AND HUD LABEL NOS. TEN953970 AND TEN953971. BEING THE SAME PROPERTY CONVEYED TO THOMAS GREGORY BY DEED FROM ROGER S. FINIFROCK AND WIFE, D. JEAN FINIFROCK, DATED SEPTEMBER 26, 2020 AND RECORDED OCTOBER 2, 2020 IN BOOK E6, PAGE 703, REGISTER'S OFFICE FOR MEIGS COUNTY, TENNESSEE.

Parcel ID: 024-015.10

PROPERTY ADDRESS: The street address of the property is believed to be **337 WOODS HOLLOW RD, DECATUR, TN 37322**. 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): THOMAS GREGORY

OTHER INTERESTED PARTIES:

LENDMARK FINANCIAL SERVICES, LLC

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
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A copy of this notice is being published at
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