

## 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 June 6, 2024, executed by LENA MARIE WADDELL conveying certain real property therein described to MARY KATE BRANDON, as Trustee, as same appears of record in the Register's Office of Greene County, Tennessee recorded June 11, 2024, in Book 726A, Page 686; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to NEWREZ 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 Greene 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 July 14, 2026 at or about 11:00 AM at the Greene County Courthouse, 101 South Main Street, Greeneville, TN, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Greene County, Tennessee, to wit: SITUATE IN THE 2ND CIVIL DISTRICT OF GREENE COUNTY, TENNESSEE, TO-WIT: BEGINNING AT AN IRON PIN SET IN THE SIDELINE OF MYSINGER ROAD, CORNER TO MYSINGER ROAD AND TRACT 2 OF THE LARK MASSEY ESTATE; THENCE WITH THE SIDELINE OF MYSINGER ROAD, N. 20 DEGREES 12 MINUTES 00 SECONDS W., 335.56 FEET TO AN IRON PIN SET; CORNER TO THE LAND OF BENNY EFFLER; THENCE WITH THE DIVISIONAL LINE OF BENNY EFFLER, S. 80 DEGREES 07 MINUTES 28 SECONDS E., 105.18 FEET TO AN IRON PIN SET; THENCE S. 88 DEGREES 10 MINUTES 28 SECONDS E., 197.88 FEET TO AN IRON PIN SET; THENCE N. 77 DEGREES 02 MINUTES 39 SECONDS E., 254.66 FEET TO AN IRON PIN SET; THENCE WITH THE DIVISIONAL LINE, CORNER TO, S. 06 DEGREES 20 MINUTES 03 SECONDS W., 342.83 FEET TO AN IRON PIN SET; THENCE WITH THE DIVISIONAL LINE OF TRACT 2 OF THE MASSEY ESTATE, N 45 DEGREES 42 MINUTES 39 SECONDS W., 127.68 FEET TO AN IRON PIN SET; THENCE S. 72 DEGREES 30 MINUTES 12 SECONDS W., 319.31 FEET TO THE POINT OF BEGINNING. THERE IS AFFIXED TO THE HEREBOVE DESCRIBED REAL PROPERTY AND INCLUDED HEREIN A DOUBLEWIDE MOBILE HOME MANUFACTURED BY CMH HOMES ON MARCH 9, 2010, SERIAL NUMBER N02020711TNAB, DSP28764A, HUD CERTIFICATION LABELS TEN7369410 & TEN736911 (CMH 736910/11). LEGAL DESCRIPTION TAKEN FROM PREVIOUS DEED. BEING THE SAME PROPERTY AS CONVEYED TO LENA M. WADDELL BY QUIT CLAIM DEED OF PEARL DARNELL AND DONALD S. WADDELL, DATED MAY 24, 2024, OF RECORD IN DEED BOOK 726A, PAGE 683, IN THE REGISTER'S OFFICE FOR GREENE COUNTY, TENNESSEE.

Parcel ID: 158-048.09

PROPERTY ADDRESS: The street address of the property is believed to be 505 MYSINGER RD, GREENEVILLE, TN 37743. 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): LENA MARIE WADDELL

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. 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

3145 Avalon Ridge Place, Suite 100

Peachtree Corners, GA 30071

[rslaw.com/property-listing](http://rslaw.com/property-listing)

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

05/19/2026, 05/26/2026, 06/02/2026