

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 May 15, 2018, executed by BRANDY R LAWS conveying certain real property therein described to RELIABLE TITLE & ESCROW LLC, as Trustee, as same appears of record in the Register's Office of Greene County, Tennessee recorded May 18, 2018, in Deed Book 603A, Page 871-882, at Instrument Number 18003992; 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 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 November 14, 2025 at or about 2:00 PM at the Front Door of the Greene County Courthouse, 101 South Main Street, Greeneville, TN 37743, 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 9TH CIVIL DISTRICT OF GREENE COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN ON THE SOUTHERLY SIDE OF THE OLD ALLAN STAND ROAD CORNER TO HENSLEY, SOUTH 80 DEG. 00 MIN. EAST, A DISTANCE OF 359.0 FEET TO AN IRON PIN; THENCE CONTINUING ALONG SAID ROAD, SOUTH 75 DEG. 56 MIN. EAST, A DISTANCE OF 735.0 FEET TO AN IRON PIN, CORNER OF MORELOCK; THENCE ALONG THE LINE OF MORELOCK, SOUTH 12 DEG. 06 MIN. WEST, A DISTANCE OF 1114.87 FEET TO AN IRON PIN; THENCE SOUTH 89 DEG. 41 MIN. WEST, A DISTANCE OF 575.63 FEET TO AN IRON PIN; THENCE NORTH 2 DEG. 26 MIN. EAST, A DISTANCE OF 340.0 FEET TO AN IRON PIN; THENCE NORTH 17 DEG. 05 MIN. WEST, A DISTANCE OF 401.9 FEET TO AN IRON PIN, CORNER TO LOT NINE (9) OF SAID SUBDIVISION; THENCE ALONG THE LINE OF LOT NINE (9), SOUTH 15 DEG. 10 MIN. EAST, A DISTANCE OF 373.93 FEET TO AN IRON PIN; THENCE SOUTH 80 DEG. 00 MIN. EAST, A DISTANCE OF 61.28 FEET TO AN IRON PIN; THENCE ALONG THE LINE OF HENSLEY, SOUTH 00 DEG. 42 MIN. EAST, A DISTANCE OF 222.0 FEET TO THE POINT OF BEGINNING, AND CONTAINING 23.07 ACRES, MORE OR LESS, AS SHOWN BY SURVEY OF ANTHONY J. LUCAS, ROGERSVILLE, TENNESSEE, REGISTERED LAND SURVEYOR, DATED ON OR ABOUT NOVEMBER, 1977.
THERE IS EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING:
(1) A 2.96 ACRE TRACT CONVEYED TO JOE RILEY, JR. AND WIFE, BRENDA L. RILEY, OF RECORD IN DEED BOOK 418, PAGE 66; (2) A 1 ACRE TRACT CONVEYED TO STEVIE LYNN SHELTON OF RECORD IN DEED BOOK 422, PAGE 260; AND (3) A 12.408 ACRE TRACT CONVEYED TO TRAVIS DALE GREGG, OF RECORD IN BOOK 211A, PAGE 709, ALL IN THE REGISTER'S OFFICE FOR GREENE COUNTY, TENNESSEE.
THIS CONVEYANCE IS MADE SUBJECT TO APPLICABLE RESTRICTIONS, BUILDING SET-BACK LINES, ALL EXISTING EASEMENTS, AND TO ALL CONDITIONS AS SHOWN ON THE RECORDED MAP.

Parcel ID: 173-031.06

PROPERTY ADDRESS: The street address of the property is believed to be 146 HAZEL SHELTON LN, 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): BRANDY R LAWS
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
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