

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 September 23, 2005, executed by JERRY SITZLAR and SHERRY A SITZLAR conveying certain real property therein described to ROBERT M. WILSON, JR., as Trustee, as same appears of record in the Register's Office of Loudon County, Tennessee recorded September 28, 2005, in Book T816, Page 164-175; 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 Loudon 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 **August 26, 2026** at or about 2:00 PM at the Front Entrance of the Loudon County Annex Building, 101 Mulberry St, Loudon, TN 37774, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Loudon County, Tennessee, to wit:

SITUATED IN THE SECOND (2ND) CIVIL DISTRICT OF LOUDON COUNTY, TENNESSEE, AND IDENTIFIED ON TAX MAP 17E, GROUP E AS PARCEL 23 IN THE OFFICE OF THE PROPERTY ASSESSOR OF LOUDON COUNTY, TENNESSEE, AND WITHOUT THE CORPORATE LIMITS OF ANY MUNICIPALITY AND BEING LOT 39 NORTH FORTY ESTATES, UNIT 2, AS SHOWN BY PLAT OF RECORD IN PLAT CABINET B, SLIDE 48 IN THE REGISTER'S OFFICE OF LOUDON COUNTY, TENNESSEE. SAID PREMISES ARE IMPROVED WITH DWELLING DESIGNATED AS FRONTING RAWHIDE TRAIL. THIS CONVEYANCE IS SUBJECT TO TRUST BOOK 172, PAGE 918, AND ANY AND ALL RESTRICTIONS, EASEMENTS, 5' UTILITY EASEMENT INSIDE ALL LOT LINES, WATER LINE SOUTHEAST CORNER OF LOT LINE, SETBACK LINES, 30' FRONT, MAP REF: B-48, CONDITIONS, PLAT OF RECORD, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY. SAID PROPERTY ADDRESS IS 1194 RAWHIDE TRAIL LENOIR CITY, TN 37772CLT# 016 G/B/031.00.

Parcel ID: 016 G/B/031.00

PROPERTY ADDRESS: The street address of the property is believed to be **1194 RAWHIDE TRL, LENOIR CITY, TN 37772**. 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 JERRY SITZLAR , ESTATE AND/OR HEIRS AT LAW OF SHERRY A SITZLAR 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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