

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 12, 2022, executed by MIGUEL A ALONSO, JR. and ERIN E. ALONSO conveying certain real property therein described to MEGAN K. TROTT, as Trustee, as same appears of record in the Register's Office of Rhea County, Tennessee recorded December 22, 2022, in Book T686, Page 391; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to AmeriHome Mortgage Company, 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 Rhea 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 15, 2026** at or about 11:00 AM at the Front Entrance of the Rhea County Courthouse, 1475 Market Street, Dayton, TN 37321, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Rhea County, Tennessee, to wit:

SITUATED IN THE COUNTY OF RHEA, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LOCATED IN THE SECOND CIVIL DISTRICT OF RHEA COUNTY, TENNESSEE, AND INSIDE THE CITY LIMITS OF SPRING CITY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED TO-WIT: BEGINNING ON A STAKE IN THE SOUTHWESTERN CORNER OF WEST RHEA AVENUE AND WEST 4TH STREET, RUNNING, THENCE WITH THE SOUTH SIDE OF WEST RHEA AVENUE WESTERLY 200 FEET TO A STAKE IN AN ALLEY; THENCE SOUTHWESTERLY 102.5 FEET TO A STAKE IN SAID ALLEY, CORNER TO DEVANEY; THENCE WITH SAID LINE IN AN EASTERLY DIRECTION 200 FEET TO A STAKE ON THE WEST LINE OF WEST 4TH STREET; THENCE NORTHWESTERLY WITH SAID LINE TO THE POINT OF BEGINNING. THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON. ALL APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, SET BACK LINES, DRAINAGE, AND UTILITY EASEMENTS, ETC., AS SHOWN ON RECORDED PLAT. ALL MATTERS AS SHOWN OR STIPULATED ON RECORDED PLAT. THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE. BEING THE SAME PROPERTY CONVEYED TO MIGUEL A. ALONSO, AND WIFE, ERIN E. ALONSO, BY WARRANTY DEED DATED DECEMBER 12, 2022, OF RECORD IN DEED BOOK 511, PAGE 112, REGISTER'S OFFICE FOR RHEA COUNTY, TENNESSEE.

Parcel ID: 031H-G-006.00

PROPERTY ADDRESS: The street address of the property is believed to be **224 LAVENDER ST, SPRING CITY, TN 37381**. 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): MIGUEL A ALONSO, JR., ERIN E. ALONSO

OTHER INTERESTED PARTIES:

CAPITAL ONE BANK (USA), N.A. , CAVALRY SPV I, LLC , CAPITAL ONE, NA.

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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A copy of this notice is being published at www.BetterChoiceNotices.com

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