

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, RHEA COUNTY

WHEREAS, Delana Jones executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Union Home Mortgage Corp, Lender and Foothills Title Services, Inc., Trustee(s), which was dated July 5, 2024, and recorded on July 9, 2024, in Book T710, at Page 611 in Rhea County, Tennessee Register of Deeds.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, Union Home Mortgage Corporation, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on **June 17, 2026, at 11:00 AM** at the usual and customary location at the Rhea County Courthouse, Dayton, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Rhea County, Tennessee, to wit:

SITUATED in the Fourth (4th) Civil District of Rhea County, Tennessee, being described as follows:

BEGINNING at a stake in the south line of Long Street, corner to J.F. Denton; thence in a Southwest direction with J.F. Denton's line to his corner; continuing in same direction to W.A. Anderson's line, in all about 420 feet, more or less; thence in a Westwardly direction with said Anderson 69 1/2 feet to a stake; thence in a Northwardly direction 420 feet, more or less, parallel with J.F. Denton's line, to a stake in the south line of Long Street; thence in an Eastwardly direction with said Long Street to the place of beginning.

BEING the same property conveyed to Bobby J. Hubbard, by Quitclaim Deed dated May 12, 1995, of record in Book 266, Page 72, in the Register's Office for Rhea County, Tennessee. SEE ALSO Warranty Deed to Bobby J. Hubbard and wife, Sandra Gale Hubbard dated October 6, 1997, of record in Deed Book 159, Page 35 in said Register's Office.

Bobby J. Hubbard a/k/a Bobby Joe Hubbard died intestate on or about March 9, 2023, leaving the following heirs at law: Karen Hubbard, Holli DeAntonio and Tonya Lancaster. SEE ALSO Affidavit of Heirship of record in Book 525, Page 600 in the Register's Office for Rhea County, Tennessee. SEE ALSO Quit Claim Deed of record in Book 525, Page 602 in the Register's Office for Rhea County, Tennessee.

THIS conveyance is subject to all applicable restrictions, easements, set-back lines and other conditions of record in the Register's Office for Rhea County, Tennessee.

BEING the same property conveyed to Delana Jones, an unmarried woman, by Warranty Deed filed of record in Book 525, Page 605 in the Register's Office for Rhea County, Tennessee.

Parcel ID Number: **101J D 002**
Address/Description: **661 Long St, Dayton, TN 37321**
Current Owner(s): **Delana Jones**

Other Interested Party(ies):

The sale of the property described above shall be subject to all matters shown on any recorded plat; and all liens against said property for unpaid property 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; a deed of trust; and any matter than an accurate survey of the premises might disclose; and

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 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.

The website of the third-party internet posting company that is posting this advertisement pursuant to §35-5-101(a)(2) is: WWW.BetterChoiceNotices.com

This office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee
c/o Tennessee Foreclosure Department
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341
PH: 404-789-2661 FX: 404-294-0919
File No.: 26-08627 FC01

Publication Dates: April 29 & May 6, 2026.