

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 April 5, 2021, executed by ALFRED W THOMPSON and PATRICIA A THOMPSON conveying certain real property therein described to YALE RILEY, as Trustee, as same appears of record in the Register's Office of Hawkins County, Tennessee recorded April 5, 2021, in Deed Book 1397, Page 750; and
WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Rocket Mortgage, LLC f/k/a Quicken Loans, 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 Hawkins 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 January 29, 2026 at or about 11:00 AM at the Main Entrance to the Hawkins County Courthouse, 100 East Main Street, Rogersville, TN 37857, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Hawkins County, Tennessee, to wit:

SITUATE IN THE FIFTH CIVIL DISTRICT OF HAWKINS COUNTY, TENNESSEE, AND BEING LOTS 3, 4 AND 5 AS SHOWN ON MAP ENTITLED "MAP OF WEST HOLSTON VIEW ADDITION TO SURGOINSVILLE" OF RECORD IN MAP CABINET 1, ENVELOPE 212-A, IN THE REGISTER'S OFFICE FOR HAWKINS COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. EXCEPTED AND NOT CONVEYED HERewith IS ALL OF LOT 5 AND A PORTION OF LOT 4 AS SHOWN ON MAP OR PLAT DRAWN BY MURRELL WEEMS, RLS NO. 285, P.O. BOX 304, ROGERSVILLE, TN 37857, ENTITLED "TROY & TERESA CHRISTIAN PROPERTY" DATED JULY 29, 1993, AND REVISED AUGUST 11, 1993, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN IRON ROD OLD IN THE SOUTHERN RIGHT-OF-WAY LINE OF MAGNOLIA STREET, COMMON CORNER FOR LOT 6, WEST HOLSTON VIEW ADDITION OF RECORD IN CABINET 1, ENVELOPE 212A, AND PROPERTY HEREIN DESCRIBED; THENCE WITH THE SOUTHERN RIGHT-OF-WAY LINE OF SAID STREET, N. 77 DEG. 26 MIN. E., 100.00 FEET TO AN IRON ROD OLD, COMMON CORNER PART OF LOT 4, WEST HOLSTON VIEW ADDITION AND PROPERTY HEREIN DESCRIBED; THENCE LEAVING SAID ROAD AND WITH THE LINE OF PART OF LOT 4, S. 12 DEG. 23 MIN. 36 SEC. E., 150.90 FEET TO AN IRON ROD OLD IN THE LINE OF PROPERTY NOW OR FORMERLY OF JAMES REYNOLDS (D.B. 331, P. 795); THENCE WITH THE LINE OF REYNOLDS, S. 82 DEG. 52 SEC. W., 100.00 FEET TO AN IRON ROD OLD, COMMON CORNER FOR LOT 6, WEST HOLSTON VIEW ADDITION AND PROPERTY HEREIN DESCRIBED; THENCE WITH THE OF LOT 6, N. 12 DEG. 34 MIN. W., 141.35 FEET TO THE POINT OF BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO TROY A. CHRISTIAN AND WIFE, TERESA CHRISTIAN, BY DEED OF GLENN DONALD HUTCHENS AND WIFE, DORIS WAY HUTCHENS DATED AUGUST 18, 1993, AND OF RECORD IN DEED BOOK 356, PAGE 831, IN THE REGISTER'S OFFICE FOR HAWKINS COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO ALFRED W. THOMPSON AND WIFE, PATRICIA A. THOMPSON, BY DEED OF GLENN DONALD HUTCHENS AND WIFE, DORIS WAY HUTCHENS, DATED APRIL 5, 2021, AND OF RECORD IN RECORD BOOK 1397, PAGE 747, IN THE REGISTER'S OFFICE FOR HAWKINS COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. SUBJECT TO RESTRICTIONS OF RECORD IN DEED BOOK 134, PAGE 414, AND DEED BOOK 149, PAGE 97, IN THE REGISTER'S OFFICE FOR HAWKINS COUNTY, TENNESSEE. SUBJECT TO SEWER EASEMENT TO THE TOWN OF SURGOINSVILLE OF RECORD IN RECORD BOOK 1120, PAGE 750, IN THE REGISTER'S OFFICE AFORESAID.

Parcel ID: 065M B 027.00 000

PROPERTY ADDRESS: The street address of the property is believed to be 115 MAGNOLIA ST, SURGOINSVILLE, TN 37873. 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): ALFRED W THOMPSON, PATRICIA A THOMPSON

OTHER INTERESTED PARTIES:

DISCOVER BANK

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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