

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 June 21, 2022, executed by BARBARA J MOYER conveying certain real property therein described to SCOTT R. VALBY, as Trustee, as same appears of record in the Register's Office of Hancock County, Tennessee recorded July 8, 2022, in Deed Book 98, Page 321; 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 Hancock 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 March 12, 2026 at or about 10:00 AM at the Main Entrance of the Hancock County Courthouse, Sneedville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Hancock County, Tennessee, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HANCOCK, STATE OF TN, AND IS DESCRIBED AS FOLLOWS: SITUATED IN DISTRICT NO. 6, HANCOCK COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE ON THE SNEEDVILLE AND KYLES FORD HIGHWAY AND THE CORNER OF LANDS OF OWEN CODY AND WIFE DANA CODY THENCE SOUTHWARDLY WITH THE LINE OF OWEN CODY AND WIFE DANA CODY A DISTANCE OF ABOUT 420 FEET TO THE CREEK A WIRE FENCE, THENCE SOUTHWESTWARDLY WITH THE CREEK TO THE POINT WHERE SAID CREEK JOINS WITH ANOTHER CREEK, THEN WITH THAT CREEK NORTHEASTWARDLY AS IT MEANDERS TO THE SNEEDVILLE AND KYLES FORD HIGHWAY NEAR THE BRIDGE, THENCE EASTWARDLY WITH THE SNEEDVILLE AND KYLES FORD HIGHWAY A DISTANCE ABOUT 265 FEET TO THE BEGINNING CORNER. CONTAINING (6) SIX ACRES MORE OR LESS. AND THE SAME BEING FURTHER IDENTIFIED AS LOTS NOS 103 TO 112, INCLUSIVE AND TRACT NO. 113 INCLUDING THE 25 FOOT STREET ALL OF WHICH IS CONVEYED IN THIS INSTRUMENT AS IS WIDENED BY THE PLAT OF THE JAW'S ADDITION TO THE TOWNS OF SNEEDVILLE.

Parcel ID: 045C-A-018.00

PROPERTY ADDRESS: The street address of the property is believed to be 1634 MAIN ST, SNEEDVILLE, TN 37869. 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): BARBARA J MOYER

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. 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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