

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 29, 2020, executed by DALTON A BAGGETT conveying certain real property therein described to DONALD D. GLENN, as Trustee, as same appears of record in the Register's Office of McNairy County, Tennessee recorded December 29, 2020, in Deed Book 4, Page 528; 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 McNairy 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 **April 8, 2026** at or about 2:00 PM at the Southwest Door of the McNairy County Courthouse, 170 West Court Avenue, Selmer, TN 38375, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in McNairy County, Tennessee, to wit:

LAND SITUATED IN MCNAIRY COUNTY, TENNESSEE, TO-WIT: TRACT NO. 1: LOTS NOS. 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK "A" AND LOT NO. 8 IN BLOCK "B" OF LEAPWOOD SURVEY, WHICH SURVEY IS OF RECORD IN THE OFFICE OF THE REGISTER FOR MCNAIRY COUNTY, TENNESSEE, IN DEED BOOK 22 PAGE 631. THE MEASUREMENTS, DIRECTIONS, DISTANCES, SET OUT THEREIN ARE INCORPORATED HEREIN BY REFERENCES AS FULLY AS IF SET OUT HEREIN IN WORDS AND FIGURES. TRACT NO. 2: BEGINNING AT A STAKE WITH DR. EASON'S NWC OF STORE LOT; THENCE EAST 120 FEET TO G. L. FINDLEY'S LAND; THENCE NORTH 250 FEET TO A STAKE WITH W. T. BARNES' LOT, KNOWN AS THE JOHN MASSENGILL LOT; THENCE WEST, WITH BARNES, 120 FEET TO THE PUBLIC ROAD; THENCE SOUTH 250 FEET TO THE BEGINNING, CONTAINING ½ ACRE, MORE OR LESS. BEING THE PROPERTY DALTON A. BAGGETT OBTAINED BY WARRANTY DEED OF BRYAN W. STRICKLIN AND WIFE, STACY STRICKLIN DATED DECEMBER 29, 2020 AND BEING OF RECORD IN RECORD BOOK 4 AT PAGE 526, MCNAIRY COUNTY, TENNESSEE.

Parcel ID: 034-035.00

PROPERTY ADDRESS: The street address of the property is believed to be **6729 LEAPWOOD ENVILLE RD, ADAMSVILLE, TN 38310**. 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): DALTON A BAGGETT

OTHER INTERESTED PARTIES:

LEADERS CREDIT UNION

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

3145 Avalon Ridge Place, Suite 100

Peachtree Corners, GA 30071

rlselaw.com/property-listing

Tel: (877) 813-0992

Fax: (470) 508-9401

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