

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated February 14, 2020, executed by ERIC PURTTEMAN and BRITTANY PURTTEMAN conveying certain real property therein described to MEGAN K. TROTT, as Trustee, as same appears of record in the Register's Office of McNairy County, Tennessee recorded February 14, 2020, in Book 432, Page 1352; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to NEWREZ 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 **July 29, 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:

BEING LOT 13 AS SHOWN ON THE UNRECORDED PLAT OF THE SMITH SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE, SAID STAKE BEING THE NORTHWEST CORNER OF SAID LOT 13 AND SAID STAKE BEING 471.81 FEET SOUTH 03 DEGREES 21 MINUTES 19 SECONDS EAST FROM AN IRON STAKE, A COMMON CORNER WITH HURST AND D. K. SEWELL, LATER TERRY ABERNATHY, NOW AVENEL (TRACT NO. 2), AND SAID POINT OF BEGINNING ALSO BEING THE SEC OF THE LAND ABERNATHY CONVEYED TO HENDRIX IN DEED BOOK 141, PAGE 406 AND WHICH HENDRIX THEN CONVEYED TO AVENEL IN DEED BOOK 217 PAGE 406, TRACT NO. 2; THENCE SOUTH 03 DEGREES 27 MINUTES 19 SECONDS EAST 163.60 FEET TO AN IRON STAKE; THENCE NORTH 89 DEGREES 16 MINUTES 57.7 SECONDS EAST 306.78 FEET TO A STAKE IN THE WEST MARGIN OF JENNY DRIVE; THENCE NORTH 22 DEGREES 50 MINUTES 31 SECONDS WEST 176.41 FEET TO AN IRON STAKE IN THE WEST MARGIN OF JENNY DRIVE; THENCE NORTH 89 DEGREES 16 MINUTES 57.7 SECONDS WEST 248.16 FEET TO THE POINT OF BEGINNING, CONTAINING 1.04 ACRES, MORE OR LESS.

Parcel ID: 090B-B-013.00

PROPERTY ADDRESS: The street address of the property is believed to be **675 JENNY ST, SELMER, TN 38375**. 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): ERIC PURTTEMAN, BRITTANY PURTTEMAN

OTHER INTERESTED PARTIES:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT , VELOCITY INVESTMENTS, LLC , LVNV FUNDING, LLC

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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