

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on September 29, 2026, at or about 11:00 AM, local time, at the Dyer County Courthouse, 1 Veterans Square, Dyersburg, TN 38025, pursuant to the Deed of Trust executed by Jeremy Rushing, a single person, to Yale Riley, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket Mortgage, LLC, its successors and assigns, dated October 30, 2024, and recorded in Book 1047, Page 2247, in the Register's Office for Dyer County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Dyer County Register's Office. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: Rocket Mortgage, LLC

Other interested parties: None

The hereinafter described real property located in Dyer County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: SITUATED, LYING AND BEING IN THE FOURTH (4TH) CIVIL DISTRICT OF DYER COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING IN THE NORTHERN PORTION OF THE TOWN OF DYERSBURG, AND BEGINNING AT THE NORTHEAST CORNER OF A HOUSE AND LOT (FORMERLY) OWNED BY J. H. HARPER, SAID HOUSE FACES SOUTH ON LIGHT STREET; RUNS THENCE NORTH WITH THE WEST LINE OF THE ORIGINAL G. M. GOMBILL PROPERTY 45 FEET TO A STAKE IN SAID GOMBILL'S WEST LINE; THENCE WEST, SAID LINE PASSING THROUGH A DOUBLE GARAGE, AND ON THE WEST BETWEEN TWO HOUSES, SAID LINE BEING CLOSER TO THE NORTH HOUSE THAN IT IS TO THE SOUTH HOUSE, 100 FEET, MORE OR LESS, TO TODD AVENUE; THENCE SOUTH WITH SAID TODD AVENUE 45 FEET TO THE NORTHWEST CORNER OF A LOT NOW (OR FORMERLY) OWNED BY ALMA TODD AND WHICH IS (OR WAS) OCCUPIED BY B. F. GRAY; THENCE EAST WITH THE NORTH LINE OF THE SAID ALMA TODD LOT OCCUPIED BY GRAY, AND ALSO THE NORTH LINE OF THE SAID J. H. HARPER LOT, 100 FEET TO THE POINT OF BEGINNING.

BEING FURTHER IDENTIFIED AS MAP 88-K, GROUP K, PARCEL 29.00, IN THE RECORDS OF THE TAX ASSESSOR'S OFFICE FOR DYER COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JEREMY RUSHING BY DEED RECORDED IN RECORD BOOK 1047, PAGE 2245, IN THE REGISTER'S OFFICE FOR DYER COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 1208 Todd Avenue, Dyersburg, TN 38024, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 088K-K-029.00

Current owner(s) of Record: Jeremy Rushing

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. The title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to postpone or adjourn the sale to another specified time certain or to another date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announced on the date, time, and location of sale set forth above or any subsequent postponed or adjourned date, time, and location of sale; provided, however if the sale is postponed or adjourned for less than five (5) days after the original sale, announcement by internet posting is not required.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Padgett Law Group. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time.

This Notice of Sale has been posted by Capital City Posting and can be viewed online at CapitalCityPostings.com.

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