

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on August 31, 2026, at or about 2:00 PM, local time, at the front door of the Jefferson County Court House, 202 West Main Street, Dandridge, TN 37725, pursuant to the Deed of Trust executed by Linda B Rutledge, Unmarried, to Arnold M. Weiss, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated June 28, 2002, and recorded in Book 508, Page 686, in the Register's Office for Jefferson County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Jefferson 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: NewRez LLC d/b/a Shellpoint Mortgage Servicing

Other interested parties: Bo Harrell, Carroll Laity, John Miller Bray, Marvin Rutledge, Max Weaver, Barbara Jane Simmons, Estate/Unknown Heirs of Linda Bray Rutledge, Robbie Laity

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

Legal Description: SITUATED in District No. Six (6) of Jefferson County, Tennessee, and without the corporate limits of any municipality, and being known and designated as Lot 16, on the Final Plat of ASHLEY OAKS SUBDIVISION, as shown on the plat of the same of record in Plat Cabinet D, Slide 172, Register's Office, Jefferson County, Tennessee, to which map specific reference is hereby made for a more particular description and as shown by survey of Wade B. Nance, Surveyor, dated September 23, 1997, Drawing No. A-17443.

The above description is the same as the previous deed of record. No boundary survey having been made at the time of this conveyance.

BEING THE SAME property conveyed to Linda B. Rutledge by deed of Brian Schrimpsheer and wife, Lynda Schrimpsheer, dated June 28, 2002, and recorded in Deed Book 508, Page 684, in the Register's Office for Jefferson County, Tennessee.

Street Address: The street address of the property is believed to be 438 Casey Lane, Strawberry Plains, TN 37871, 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: 042L A 016.00

Current owner(s) of Record: Linda B. Rutledge

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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