

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Arthur Watkins Jr and Sheila Watkins executed a Deed of Trust to Franklin Title & Escrow, LLC, Trustee for the benefit of Centex Home Equity Company, LLC, on November 14, 2002 and recorded on November 25, 2002 in Book 2633, Page 716 in the Office of the Register of Maury County, Tennessee.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2003-A (the "Holder"), appointed the undersigned, McMichael Taylor Gray, LLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, McMichael Taylor Gray, LLC, Substitute Trustee, by virtue of the power and authority vested in it, will on April 23, 2026, at 1:00 pm at the Maury County Courthouse, One Public Square, Columbia, TN 38401, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Maury County, TN:

Being Lot No. 110 on the Plan of Burtonwood, Phase 1, as of record in Plat Book 26, page 115, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arthur Watkins Jr., and wife Sheila Watkins by deed from The Jones Company Custom Homes of Tennessee, dated February 16, 2000 and filed for record on March 1, 2000 in Book 1965, page 780, Register's Office for Maury County, Tennessee.

Less and Except that portion of property released at DB 6890, PG 452:

BEGINNING at a point on the south existing right of way line of S.R. 247 (Duplex Road) and being a common corner with John Michael and Willie Spencer Dickerson (D.B. 1943 PG. 593) and being located 31.77 feet right of centerline station 145+23.87; thence with the existing right of way line North 89 deg. 56 min. 50 sec. East for a distance of 102.61 feet to a point of intersection with the south proposed right of way line of S.R. 247 (Duplex Road); thence with the proposed right of way line South 89 deg. 49 min. 00 sec. West for a distance of 102.66 feet to a point on the common line with Dickerson; thence with the common line North 09 deg. 50 min. 50 sec, East for a distance of 0.24 feet to the Point of BEGINNING.

Containing 12 square feet, more or less.

Street Address: 2904 Burton Wood Drive, Spring Hill, TN 37174

Parcel Number: 166 O A 003 00 000

Current Owner: Arthur Watkins, Jr., Trustee of the Freedman Reparations Fund Trust, dated March 11, 2025 and Shelia C. Watkins, Supporting Trustee, of the Freedmen Reparations Fund Trust, dated March 11, 2025

Other Interested Party(ies): Burtonwood Homeowners Association, Inc. and State of

Tennessee

NOW, THEREFORE, in compliance with Tennessee Code § 35-5-104(a), a true and correct copy of this Notice is displayed online and available for public viewing at www.anchorposting.com.

If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

This sale shall be subject to the right of redemption by the TENNESSEE DEPARTMENT OF REVENUE, TAX ENFORCEMENT DIVISION, pursuant to T.C.A. 67-1-1433(c)(1) by reason of the following tax lien(s) of record in: Book 9674, Page 365. Notice of the sale has been given to the State of Tennessee in accordance with T.C.A. 67-1-1433(b)(1).

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; any matter that an accurate survey of the premises might disclose; any prior liens or encumbrances as well as any priority created by a fixture filing; any deed of trust; and any matter that an accurate survey of the premises might disclose; and

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust. The undersigned will sell and convey only as Substitute Trustee. 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.

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 office is attempting to collect a debt. Any information obtained will be used for that purpose.

McMichael Taylor Gray, LLC
Substitute Trustee
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Office: 404-474-7149
Fax: 404-745-8121
MTG File No.: 25-002217-01