

## NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, John E Walters III executed a Deed of Trust to Springdale Title, LLC, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., ("MERS") as beneficiary, as nominee for American Mortgage Service Company, on April 24, 2017 and recorded on May 12, 2017, as Instrument Number 17002869 in the Office of the Register of Fayette 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 Servis One, Inc. DBA BSI Financial Services (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 9, 2026, at 11:00 am at the Fayette County Courthouse, 16755 Highway 64, Somerville, TN 38068, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Fayette County, TN:

Beginning at a point in public road, this point being 50 feet North of the original Southwest corner of Julia B. Briggs 12.70 acre tract, from said point of beginning North 183 feet to a point in said public road, the Southwest corner of Tract No. 1 for 5.9 acres; thence South 89 degrees East with South line of said Tract No. 1, 1287 feet to a stake; thence South 233 feet to a stake, the Southeast corner of said original Julia B. Briggs 12.70 acre tract; thence North 89 degrees West 502.5 feet to a stake; thence North 50 feet to a stake; thence North 89 degrees West along North margin of a 50 foot roadway, 784.5 feet to the point of beginning and containing 5.9 acres.

Being the same property conveyed to Rita G. Walters (FKA Rita G. Hughey) and John E. Walters, husband and wife by Warranty Deed dated April 24, 2017 and recorded May 12, 2017 with Instrument No. 17002868, in the Register's Office of Fayette County, Tennessee.

Street Address: 360 Goodwyn Loop, Moscow, TN 38057

Parcel Number: 190 011.01 000

Current Owner: John E. Walters III and Rita G. Walters fka Rita G. Hughey

Other Interested Party(ies): Somerville Bank and Trust Co

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](http://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 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.: 25-003475-01