

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Elizabeth McCurry Wilson and Kenya Demetric Wilson executed a Deed of Trust to Charles E. Tonkin II, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., ("MERS") as beneficiary, as nominee for Mortgage Investors Group, on November 12, 2024 and recorded on November 13, 2024 in Book 3121, Page 178, as Instrument Number 24013812 in the Office of the Register of Bradley 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 U.S. Bank National Association, not in its individual capacity but solely as trustee for PRP Trust, Series 2024 Cottage-TT-VI (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 July 2, 2026, at 1:00 pm at the Bradley County Courthouse, 155 North Ocoee Street, Cleveland, TN 37311, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Bradley County, TN:

Situated in the First (1st) Civil District of Bradley County, Tennessee, being Lot 45, F.L. Brown Property, as shown by plat of record in Plat Book 2, Page 71, in the Register's Office for Bradley County, Tennessee.

BEING the same property conveyed to Kevin A. Jackson and wife, Sonya Jackson, by Executor's Deed dated July 26, 2019, of record in Book 2612, Page 908, in the Register's Office for Bradley County, Tennessee.

Subject to any and all governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to restrictions as recorded in Deed Book 102, Page 173, in the Register's Office of Bradley County, Tennessee.

Subject to all matters shown on recorded plat.

This conveyance is subject to all applicable restrictions, easements, set-back lines and other conditions of record in the Register's Office for Bradley County, Tennessee.

Being the same property conveyed to Elizabeth McCurry Wilson, a married woman, by Warranty Deed filed of record in Book 3121, Page 174 in the Register's Office for Bradley County, Tennessee.

Street Address: 2215 Curtis Lane SE, Cleveland, TN 37311

Parcel Number: 065D-A-019.00 000

Current Owner: Elizabeth McCurry Wilson

Other Interested Party(ies): U.S. Bank National Association, not in its individual capacity but solely as trustee for PRP Trust, Series 2024 Cottage-TT-VI and Cascade Capital, LLC

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 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.: 25-004470-01