

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Amos Matthew Barbar, Alan B. Cornwell, Amie M. Cornwell executed a Deed of Trust to J. Robert Boatright & Doug Armstrong, Trustee for the benefit of American General Financial Services, Inc., on January 24, 2008 and recorded on January 29, 2008 in Book 588, Page 537 in the Office of the Register of Washington 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 Trust National Association, as Trustee of the FW Series I Trust (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 May 28, 2026, at 12:00 pm at the Washington County Courthouse, 100 East Main Street, Jonesborough, TN 37659, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Washington County, TN:

All that certain property situated in the 12th Civil District, County of Washington and State of Tennessee, being described as follows: Beginning at an iron pin to the Southeasterly side of Hales Chapel Rd at its intersection with the Southwesterly side of Cross Creek Rd; thence with the Southwesterly side of Cross Creek Rd, S 73° 22'52" E 109.40 ft to an iron pin; thence S 60° 08'13" E 50.80 ft to an iron pin, corner to A.A. Barnes; thence with the line of A.A. Barnes, S 41°12'27" W 188.44 ft to an iron pin, corner to other property of Cornwell, N 59° 20'15" W 132.65 ft to an iron pin on the Southeasterly side of Hales Chapel Rd; thence with the Southeasterly side of Hales Chapel Rd, N 36° 46'39" E, 42.31 ft to an iron pin; thence on a curve to the left, a delta angle of 6° 35'14" a radius of 1010.16 ft and an arc distance of 116.14 ft to the point of beginning and containing 0.572 acres, more or less, as shown by survey of Steven C. Lyons, RLS 1608, dated 04/23/1999 and entitled " part pf the Max And Charlotte Cornwell Property" to which reference is here made.

Being the property conveyed in Warranty Deed from Charlotte Barnes Cornwell to Amos Matthew Barbar, dated 12/08/1999, recorded 12/14/1999, in Deed Book 187, Page 2777, in the Register's Office for Washington County, Tennessee. Tax Parcel Identification Number: 20/98.01

Also included in the conveyance is a 1999 Oakwood double wide mobile home ID# HONCO1134501AB.

Street Address: 382 Hales Chapel Road, Gray, TN 37615

Parcel Number: 020-098.01-000

Current Owner: Amos Matthew Barbar aka Amos M. Barbar and Alan B. Cornwell

Other Interested Party(ies): CitiBank, N.A.

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.: 25-004640-01