

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Mohammad Islam executed a Deed of Trust to CLOSED Nashville, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for CMG Mortgage, Inc. dba CMG Home Loans, on August 21, 2023 and recorded on August 24, 2023, as Instrument Number 20230824-0066188 in the Office of the Register of Davidson 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 CMG Mortgage, Inc. (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 October 15, 2026, at 10:00 am at the Davidson County Courthouse, 1 Public Square, Nashville, TN 37201, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, TN:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Valley Green of record in Plat Book 4460, Page (s) 96 and 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ted Aswapanitpant (Ted Aswapanitpant also known as Chaitep Aswapanitpant) by Warranty deed from Roy M. Neel and wife, Suzanne Pickering Neel of record in Book 6868, page 337, Register's Office for Davidson County, Tennessee, dated May 22, 1986 and recorded on May 28, 1986. (Value or consideration shown in aforementioned deed \$58,000.00.)

Being the same property conveyed to Mohammad Amirul Islam by Warranty deed from Ted Aswapanitpant aka Chaitep Aswapanitpant, unmarried of record in Instrument No. 20230630- 0050140 Register's Office for Davidson County, Tennessee, dated June 29, 2023 and recorded on June 30, 2023. (Value of consideration shown in aforementioned deed \$170,000.00.)

Being the same property conveyed to Mohammad Islam, a married woman by virtue of a deed from recorded on June 30, 2023 at Instrument #20230630-0050140 in the official records of the Davidson County Recording Office.

Street Address: 179 Old Tusculum Road, Antioch, TN 37013

Parcel Number: 162-06-0-229.00

Current Owner: Mohammad Islam aka Mohammad Amirul Islam

Other Interested Party(ies): Village of Valley Green Homeowners Association

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.: 26-000341-02