NOTICE OF SUBSTITUTE TRUSTEE`S FORECLOSURE SALE

WHEREAS, Guerrier Development, LLC executed a Deed of Trust to Kim Holingshead, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., ("MERS") as beneficiary, as nominee for Nvestor Funding, Inc., on August 16, 2024 and recorded on August 23, 2024, as Instrument Number 20240823-0064746 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 U.S. Bank Trust Company, National Association, not in its individual capacity, but solely as trustee on behalf of PRPM 2025-NQM1 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 December 3, 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:

> BEING Unit No. 20, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cato Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20210318-0036188, amended by Instrument Number 20210901-0117737, and being shown on Plat attached thereto as Exhibit "B," in the Register`s office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.
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> BEING the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, from 512 Weakley Avenue, LLC, a Tennessee limited liability company, dated July 31, 2024, recorded on July 31, 2024, of record in Instrument Number 20240731-0058029, Register`s office for Davidson County, Tennessee; and also being the same property conveyed to 512 Weakley Avenue, LLC, a Tennessee limited liability company, by Quitclaim Deed from Guerrier Development, LLC, a Tennessee limited liability company, dated April 3, 2023, recorded on April 4, 2024, of record in Instrument Number 20230404-00243976, Register`s office for Davidson County, Tennessee; and also being a portion of the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company, by Warranty Deed from Doris J. Francois, unmarried, of record in Instrument Number 20170801-0078061, Register`s office for Davidson County, Tennessee.
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> Street Address: 319 Sophia Rain Drive, Nashville, TN 37218
> Parcel Number: 069 01 0A 020.00
> Current Owner: Guerrier Development, LLC
> Other Interested Party(ies): Cato Cottages HOA, Inc. and Sanjay Patel

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.: 26-000563-01