

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Randall A. Dorociak and Carol A. Dorociak executed a Deed of Trust to A Colvin, Trustee for the benefit of CitiFinancial, Inc., on January 26, 2010 and recorded on January 28, 2010 in Book TD639, Page 482, as Instrument Number 10000368 in the Office of the Register of Lincoln 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 Athene Annuity & Life Company (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 June 4, 2026, at 2:00 pm at the Lincoln County Courthouse, 112 Main Avenue South, Fayetteville, TN 37334, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Lincoln County, TN:

The following described tract or parcel of land, lying and situated in the 3rd Civil District of Lincoln County, Tennessee, bounded and described as follows: Beginning at a point on the South margin of an abandoned railroad and the North margin of McGeehee Road at the Northeast corner of the Eldridge M. Snow Property and the Northwest corner of the property herein described; thence following the said North and South margins South 41 degrees 12 minutes 33 seconds East 563.85 feet to a point; thence leaving said South margin and crossing said McGeehee Road South 39 degrees 43 minutes 59 seconds West 28.20 feet to a metal pin (found) by fence corner post on the South margin of said South margin; thence leaving said South margin South 39 degrees 43 minutes 59 seconds West 143.20 feet to a metal pin (found) by fence corner post; thence North 81 degrees 43 minutes 33 seconds West 793.93 feet to a metal pin (set) at fence intersection; thence North 49 degrees 51 minutes 16 seconds East 657.35 feet to a metal pin (set) by fence corner post on the South margin of said McGeehee Road; thence North 49 degrees 51 minutes 16 seconds East 27.82 feet to the point of beginning and containing 5.77 acres, as per survey of Rex Northcutt, TRLS No. 77, dated November 22, 1994. Tax ID: 130-049.00

Being the same fee simple property conveyed by Deed from Beverly Alexander to Randall A. Dorociak and Carol A. Dorociak wife tenancy by the entirety, dated 11/29/1994 recorded on 12/01/1994 in Book Q11, Page 194 in Lincoln County records, State of TN.

Street Address: 29 McGeehee Rd, Elora, TN 37328

Parcel Number: 130 049.00 000

Current Owner: The Estate of Carol A. Dorociak

Other Interested Party(ies): Anita Havlin, Heir of the Estate of Carol A. Dorociak, Heir of the Estate of Randall A. Dorociak, and the Estate of James William Painter, Heir of the Estate of Carol A. Dorociak

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.: 26-001291-01