NOTICE OF SUBSTITUTE TRUSTEE`S FORECLOSURE SALE
POSTPONED TO JANUARY 7, 2027

WHEREAS, Regina F. Martin executed a Deed of Trust to Southeast Title of Tennessee, Inc., Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Market Street Mortgage Corporation, on December 11, 2006 and recorded on December 15, 2006, Instrument Number 20061215-0154940 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 Wilmington Savings Fund Society, FSB, not Individually but solely as Trustee for GCC Mile 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 January 7, 2027, at 10:00 am, postponed from October 29, 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:

Exhibit "A"
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in the 13th, formerly the 23rd Civil District Davidson County, Tennessee, description of the westerly part of the property recorded in Book 2596, page 546, Register`s Office for Davidson County, Tennessee.

Beginning at an iron pin located in the northerly margin of Hydes Ferry Pike. Said point of beginning being also the southwesterly corner of the original tract of record in the Register`s Office of Davidson County, Tennessee, Book 2596, page 546.

Running thence with the westerly line of the original tract, being also the westerly line of the herein described tract N 44 15` E 183.3 feet to an iron pin; thence S 46 30` E 183.3 for a distance of 65 feet to an iron pin; thence S 44 15` to an iron pin located in the northerly margin of Hydes Ferry Pike; thence with the northerly triangle of Hydes Ferry Pike N 46 30` W for a distance of 65 feet to the point of beginning.

Being the same property conveyed to the Grantor(s) by Deed of record in Instrument No. 200612150154939; said Register`s Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register`s Office for said County together with any modifications and amendments thereto.

Street Address: 4134 Ashland City Hwy, Nashville, TN 37218
Parcel Number: 069 07 0 010.00
Current Owner: Regina F. Martin
Other Interested Party(ies): The Bank of New York Mellon fka The Bank of New York, as trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-10CB, Mortgage Pass-Through Certificates, Series 2007-10CB

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.anchorpositing.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.: 26-003370-01