NOTICE OF SUBSTITUTE TRUSTEE`S FORECLOSURE SALE

WHEREAS, Matthew Kieran O`Shea, Trustee, or his successors in interest, of the Mathew O`Shea Family Trust dated November 24, 2020, and any amendments thereto executed a Deed of Trust to Tennessee Title Services, LLC, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc.("MERS"), as beneficiary, as nominee for Athas Capital Group, Inc., on June 13, 2022 and recorded on June 14, 2022 in Book T1449, Page 764, as Instrument Number 22004860 in the Office of the Register of Franklin 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 Rocket Mortgage, LLC (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 November 19, 2026, at 11:00 am at the Franklin County Courthouse, 1 South Jefferson Street, Winchester, TN 37398, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Franklin County, TN:

A certain tract or parcel of land in the 1st Civil District of Franklin County, State of Tennessee, described as follows, to wit:

Beginning at a #5 rebar set with a cap stamped Johnson Assoc., TN RLS #1632 (all such point herein after referred to as a capped rebar set) in the Northeast boundary of the 50 foot right-of-away of Old Mill Road, said point being further described as being the southern most corner of the herein described tract and being located North 33 degrees 48 minutes 09 seconds West, 82.19 feet from a capped rebar found at a point of curvature on said Old Mill Road, thence from the Point of Beginning with Old Mill Road North 33 degrees 48 minutes 09 seconds West, 255.21 feet to a capped rebar set, thence leaving Old Mill Road North 56 degrees 11 minutes 51 seconds East, 169.41 feet to a capped rebar set, thence South 37 degrees 50 minutes 21 seconds East, 256.44 feet to a capped rebar set, thence South 56 degrees 22 minutes 44 seconds West, 187.47 feet to the Point of Beginning. Said tract contains 1.05 acres more or less as surveyed by Kurt M. Johnson, TN RLS #1632, dated October 2, 1998. Description was copies from previous deed. No new survey was performed.

Being the same property conveyed to the grantors by deed of record dated November 24, 2020, in Book D456, Page 384, Register`s Office for said County.
Tax Parcel Identification No.: 076 036.03

Street Address: 219 Old Mill Road, Winchester, TN 37398
Parcel Number: 076 036.03

Current Owner: Matthew Kieran O`Shea, Trustee of the Matthew O`Shea Family Trust dated November 24, 2020, and any amendments thereto
Other Interested Party(ies):

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.: 26-003403-01