

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Brandy S. Ledbetter aka Brandy Shaw Ledbetter and Christopher P. Forsythe executed a Deed of Trust to Arnold M. Weiss, Esq., Trustee for the benefit of Wells Fargo Bank, N.A., on April 9, 2008 and recorded on April 16, 2008 in Book 1301, Page 742, as Instrument Number 08365565 in the Office of the Register of Wilson 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 National Association, not in its individual capacity, but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V

(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 22, 2026, at 2:00 pm at the Wilson County Courthouse, 228 E. Main Street, Lebanon, TN 37087, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Wilson County, TN:

A certain tract or parcel of land situate and lying in the 5th Civil District of Wilson County, Tennessee, described as follows, to-wit:

Bounded on the North by other land of Huddleston; on the East by Old State Highway #10, Old U.S. Highway 231; on the South by Neal; and on the West by other property of Huddleston. It is described by metes and bounds as follows, to-wit:

Beginning at a point in the West margin of Old State Highway #10 or Old US Highway 231, where the property of Neal intersects with said highway, and running thence North 53 deg. 00' West, a distance of 146 feet to a point in the boundary line of Neal; thence North 37 deg. 30' East, a distance of 100 feet to a corner in the land of Huddleston, et ux, thence South 56 deg. 12' East, a distance of 136 feet to the West margin of Old State Highway #10, or Old US Highway 231 and thence with the West margin of said Highway, South 32 deg. 00' West, a distance of 108 feet to the point of beginning, containing 0.33 acre, more or less.

Being the same property conveyed to Brandy Shaw Ledbetter on 04/25/2007, by deed from Jeremy Lewis Ledbetter, filed for record on 04/25/2007 in Book 1244, page 1289, Register's Office for Wilson County, Tennessee.

Being the same property conveyed to Brandy Shaw Ledbetter, unmarried and Christopher P. Forsythe, unmarried on 04/09/2008, by deed from Brandy Shaw Ledbetter, filed for record on _____ in Book 1301, page 1740, Register's Office for Wilson County, Tennessee.

Street Address: 966 N Old Hunters Point Pike, Lebanon, TN 37087

Parcel Number: 05-023--023---048.00--000

Current Owner: Christopher P Forsythe and Brandy S Ledbetter aka Brandy Shaw Ledbetter, aka Brandy Victory

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.: 26-003427-01