

## NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Austin Zimmerle and Caitlin Hall executed a Deed of Trust to Celia Stewart Rouse, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. ("MERS") as beneficiary, as nominee for LoanDepot.com, LLC, on November 9, 2021 and recorded on November 12, 2021 in Book V1528, Page 1190, as Instrument Number 334966 in the Office of the Register of Dickson 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 loanDepot.com, 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 October 22, 2026, at 10:00 am at the Dickson County Courthouse, 4 Court Square, Charlotte, TN 37036, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Dickson County, TN:

Lying and being in the Thirteenth Civil District of Dickson County, State of Tennessee, and being Lot No. 3 on the Final Subdivision Plat of Garners Creek Estates, as shown on plat record in Plat Cabinet F, Slide 47, Register's Office of Dickson County, Tennessee.

Being the same property conveyed to Austin Zimmerle and Caitlin Hall, husband and wife by Deed from Joseph H. Coggins, an unmarried individual, of record in Book V1528, Page 1187, or Instrument No. N/A. Register's Office of Dickson County, Tennessee.

Street Address: 1130 Garners Creek Road, Dickson, TN 37055

Parcel Number: 106-049.27-000

Current Owner: Austin Zimmerle and Caitlin Hall

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](http://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.: 26-003562-01