

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Cousin Enterprises LLC executed a Deed of Trust to Momentum Title, LLC, Trustee for the benefit of New Silver Lending, LLC, on April 1, 2022 and recorded on April 6, 2022 in Book TD1048, Page 918, Instrument No. 22002973 in the Office of the Register of Bedford 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 CWS Investments, Inc. (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 August 7, 2025, at 12:00 PM at 1 Public Square, Shelbyville, TN 37160 at the Bedford County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Bedford County, TN:

Being Lot No. 170, Covered Bridge Estates Subdivision, Section XII, a Plat of which is of record in Plat Cabinet "A2", Envelope 299, Register's Office of Bedford County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Randall Cousin and Delicia Cousin, husband and wife, by warranty deed from Ethan Graves, unmarried, of record in Book D370, Page 503, in the Register's Office of Bedford County, Tennessee, dated December 22, 2021 and recorded on December 29, 2021.

Being the same property conveyed to Cousin Enterprises, LLC, a Tennessee Limited Liability Company, by quitclaim deed from Randall Cousin and Delicia Cousin, husband and wife, dated April 1, 2022, of record in Book D372, Page 876, in the Register's Office for Bedford County, Tennessee.

Street Address: 286 Emily Lane aka 0 Emily Lane, Lot 170, Bell Buckle, TN 37020

Parcel Number: 020LA 002.00 000

Current Owner: Cousin Enterprises LLC, a Tennessee Limited Liability Company

Other Interested Party(ies): Electrical Masters, The Law Office of W. Thomas Bible, Jr.

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.: TN2025-00160