

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Jaclyn English executed a Deed of Trust to Admiral Title, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Stockton Mortgage Corporation, on February 5, 2024 and recorded on February 7, 2024 in Book 73, Page 452, Instrument No. 24000301 in the Office of the Register of Scott 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, Servis One, Inc. dba BSI Financial Services (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 26, 2025, at 2:00 PM at 283 Court St., Huntsville, TN 37756 at the Scott County Clerk's Office, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Scott County, TN:

SITUATED in the Fifth (5th) Civil District of Scott County, Tennessee, and without the corporate limits of any municipality, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the Eastern line of a fifty (50) foot private right-of-way, which iron pin is North 22 deg. 05 min. West, 214.71 feet, more or less, from a point in the Northern line of Pleasant Grove Road, said point being six tenths (6/10ths) of a mile East of the intersection of the right-of-way of Pleasant Grove Road and the right-of-way of Highway 27; thence from the point of beginning, and with the Eastern line of the fifty (50) foot private right-of-way, North 18 deg. 50 min. West, 122.11 feet to an eighteen (18) inch maple; thence North 18 deg. 07 min. West, 110.66 feet to an iron pin; thence continuing with the right-of-way as it provides access to other property of its owner (now or formerly Strong), North 13 deg. 17 min. East 36.61 feet to an iron pin; thence continuing with Strong, North 79 deg. 33 min. East, 73.72 feet to an iron pin; thence South 77 deg. 21 min. East, 141.16 feet to an iron pin; thence South 4 deg. 07 min. West, 54.10 feet to a (16) inch white oak; thence South 9 deg. 16 min. East, 124.45 feet to an iron pin, corner to property now or formerly owned by Fry; thence with the line of Fry, South 68 deg 55 min. West, 172.51 feet to an iron pin in the Eastern line of the fifty (50) foot private right-of-way, the point of BEGINNING, containing 1.026 acres, more or less according to the survey of Stanley E. Hinds, Surveyor, License No. 967, whose mailing address is 4601 Chambliss Avenue, Knoxville, Tennessee 37919.

ALSO CONVEYED is a non-exclusive use of private drive as described in Book 193, Page 418, in the Register's Office for Scott County, Tennessee.

BEING the same property conveyed to Jaclyn English, by Warranty Deed from Wesley F. Sizemore and

Megan Sizemore, husband and wife, of record in Book 73, Page 449, in the Register's Office for Scott County, Tennessee.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

Street Address: 731 Pleasant Grove Road, Winfield TN 37892

Parcel Number: 020-128.03

Current Owner: Jaclyn English

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.: TN2025-00141