

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Jason Bush, Amanda Bush, Carolyn A. Bush and Roy L. Bush executed a Deed of Trust to Robert M. Wilson Jr. , Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., ("MERS") as beneficiary, as nominee for Countrywide Home Loans, Inc. , on October 29, 2004 and recorded on November 1, 2004 in Book 65, Page 612, Instrument No. 17929 in the Office of the Register of Cannon 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 Servbank, SB (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 September 25, 2025, at 2:00 PM at 200 West main Street, Woodbury, TN 37190 at the Cannon County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Cannon County, TN:

Land in the 13th Civil District of Cannon County, Tennessee, which is described as follows:

Beginning at an iron pin located in the northerly margin of Toy Denny Road, said point of beginning being the southwesterly corner of Smartt property (Deed Book 177, page 236) and the southeasterly corner of the tract described herein; thence from said point of beginning North 76 deg. 14 min. 13 sec. West, 209.65 feet along the northerly margin of Toy Denny Road to a pipe; thence leaving the said margin of Toy Denny Road North 09 deg. 48 min. 32 sec. East 484.0 feet to an iron pin; thence South 76 deg. 14 min. 37 sec. East, 210.0 feet to an iron pin; thence with a fence line South 09 deg. 51 min. 02 sec. West, 484.0 feet to the point of beginning and containing 2.32 acres more or less, according to survey by Frank Barnes, RLS TN No. 1670, P.O. Box 276, Manchester, TN dated May 28, 1998.

Being the same property conveyed to Jason Bush, a married man and Carolyn A. Bush a married woman, by deed of record in Book 65 page 610, said Register's office.

Street Address: 1106 Toy Denny Rd. Bradyville, Tennessee 37026

Parcel Number: 082 05500 000

Current Owner: Jason Bush and Heirs of the Estate of Carolyn A. Bush

Other Interested Party(ies): Michelle Nichols, Amanda Bush, The Estate of Roy L. Bush

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.: TN2025-00142