

## NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Ricky Allen Fuller executed a Deed of Trust to Staci Blackwell, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Flagstar Bank, FSB, on January 25, 2022 and recorded on January 28, 2022 in Book 1943, Page 931, Instrument No. 253589 in the Office of the Register of Tipton 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 Lakeview Loan Servicing, 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 6, 2025, at 11:00 AM at 100 Court Square, Covington, TN 38019 at the Tipton County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Tipton County, TN:

Property lying and being in the Ninth Civil District of Tipton County, Tennessee, and being more particularly described as follows:

Commencing at a point Isaac Williams, et al Northeast corner, James Montague's Northwest corner; thence South 1 degree East 948 feet to a point in the center line of Beaver Creek Road; thence North 88 degrees West with said road 363.0 feet to the True Point of Beginning; thence South 26 degrees West 247.0 feet to a point; thence West 143 feet to a point; thence North 224.0 feet to a point in the centerline of Beaver Creek Road; thence with the same South 89 degrees 45 minutes East 251.5 feet to the point of beginning.

Being the same property conveyed to the borrower(s) in said description property was a Warranty Deed being recorded simultaneously herewith in said Register's Office.

Street Address: 4161 Beaver Creek Road, Mason, TN 38049

Parcel Number: 140 021.03 000

Current Owner: Ricky Allen Fuller

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.: TN2025-00170