

## **NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE**

WHEREAS, Michael Tyler Hawks and Mary Hawks executed a Deed of Trust to Cunningham, Mitchell & Rocconi, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for American Pacific Mortgage Corporation, on March 23, 2022 and recorded on March 24, 2022 in Book 2200, Page 2335, Instrument No. 1370303 in the Office of the Register of Montgomery 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 2, 2025, at 12:00 PM at 2 Millenium Plaza, Clarksville, TN 37040 at the Montgomery County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Montgomery County, TN:

Being Lot 129, on the plan of Hartley Hills Subdivision, Section 3B, as shown by plat of record in Plat Book L, Page 32, in the Register's Office for Montgomery County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This conveyance is subject to (1) building setback lines, utility and drainage easements and all other matters as shown on the aforementioned plat of record (2) Restrictive Covenants and Homeowners Association By-laws of record in ORBV 2071, Page 1519, in the Register's Office for Montgomery, Tennessee (3) Storm Water Maintenance Agreement of record in ORBV 1987, Page 2668, in the Register's Office for Montgomery County, Tennessee (4) all applicable zoning ordinances (5) utility, sewer, drainage and other easements of record, (6) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (7) building restrictions, and (8) other matters of public record, in the Register's Office for Montgomery, Tennessee.

Being the same property conveyed to grantors by deed of record in ORBV 2200, Page 2333 in the Register's office for Montgomery County, Tennessee.

This property is further identified as tax parcel # 33L-A-14 in the Montgomery County Tax Assessor's Office.

Street Address: 317 Clarabelle Lane Clarksville, TN 37040  
Parcel Number: 033L A 01400 00001033  
Current Owner: Michael Tyler Hawks and Mary Hawks  
Other Interested Party(ies): Hartley Hills Homeowners Association, Inc. and LVNV Funding LLC

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.: TN2025-00197