

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Bruce Edward Mallard Jr. and Kelly Elizabeth Mallard executed a Deed of Trust to Fidelity National Title, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Allied Mortgage Group, Inc., on July 22, 2024 and recorded on July 29, 2024 in Book RB 209, Page 227, Instrument No. 24002900 in the Office of the Register of Macon 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 September 18, 2025, at 12:00 PM at 906 Highway 52 Bypass East, Lafayette, TN 37083 at the Macon County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Macon County, TN:

A certain tract or parcel of land in the 9th Civil District of Macon County, Tennessee, as follows:

LYING AND BEING in the 9th Civil District of Macon County, Tennessee and being Tract No. 1 of the final subdivision Plat for Dillard & Daffo Goad Subdivision, a plat of which is of record in Plat Cabinet 3, Slide 42 A & B, Register's Office of Macon County, Tennessee, to which reference is here made for a more complete description of said lot.

Street Address: 9578 Sunrise Road, Red Boiling Springs, TN 37150

Parcel Number: 027 03511 000

Current Owner: Bruce Edward Mallard Jr. and Kelly Elizabeth Mallard

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.: TN2025-00214