

**AMENDED NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE
POSTPONED TO AUGUST 7, 2025**

WHEREAS, Robert L Miller executed a Deed of Trust to Old Republic Title Company of Tennessee, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as Nominee for United Security Financial Corporation, on December 1, 2016 and recorded on December 7, 2016 in Book 4848, Page 1, Instrument No. 16055309 in the Office of the Register of Sevier 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 Nationstar Mortgage 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 August 7, 2025, at 11:00 AM, postponed from June 12, 2025, at 11:00 AM at 125 Court Avenue, Sevierville, TN 37862 at the Sevier County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Sevier County, TN:

The following described premises to-wit: Situate in the Twelfth (12th) Civil District of Sevier County, Tennessee, containing 2.48 acres, and being more particularly described as follows: Beginning at an iron pin in the northern edge of a 20 foot right of way and in the line of Frazier and being the northwestern most point of the property herein described: thence with the line of Frazier South 86 deg. 27 min. 22 sec. East 210.18 feet to an iron pin in the line of Medley; thence leaving the line of Frazier and with the line of Medley South 12 deg. 36 min. 11 sec. East 168.01 feet to a 12 inch sourwood; thence South 17 deg. 41 min. 11 sec. East 121.97 feet (passing an iron pin at 43.23 feet) to an iron pin in the line of Atherton; thence leaving the line of Medley and with the line of Atherton South 76 deg. 27 min. 55 sec. West 458.26 feet to an iron pin in the line of Hickman; thence leaving the line of Atherton and with the line of Hickman North 10 deg. 01 min. 24 sec. West 208.26 feet to an iron pin in the line of Phillips; thence leaving the line of Hickman and with the line of Phillips South 87 deg. 08 min. 43 sec. East 234.98 feet to an iron pin; thence North 10 deg. 01 min. 20 sec. West 210.15 feet to the point of beginning, containing 2.48 acres, according to survey of Ronnie Keener, RLS #841, dated April 8, 1994. Also conveyed is a 25 foot right of way leading from Hickman Road to a 20 foot right of way, the eastern edge of which is more particularly described as follows: Beginning at a point in the southern edge of Hickman Road and in the line of Frazier and with the eastern edge of the within described 25 foot right of way the following calls and distances: South 31 deg. 51 min. 56 sec. East 235.92 feet to a point; thence South 46 deg. 43 min. 34 sec. East 220.39 feet to a point; thence South 31 deg. 44 min. 27 sec. East 374.42 feet to a point; thence South 31 deg. 54 min. 09 sec. East 230.78 feet to a point in the edge of a 20 foot right of way as shown on said survey. Also conveyed is a 20 foot right of way leading from a 25 foot right of way to the subject property, the northern edge of which is more particularly described as follows: Beginning in the edge of a 25 foot right of way and in the line

of Frazier and with the northern edge of the within described 20 foot right of way the following calls and distances: North 80 deg. 29 min. 32 sec. East 158.53 feet to a point; thence South 84 deg. 48 min. 37 sec. East 114.14 feet to a point; thence South 87 deg. 07 min. 07 sec. East 234.58 feet to an iron pin in the northwestern most point of the property herein described, as shown on said survey. Being the same premises as conveyed in Deed from Harvey Corley and wife, Sherri Corley a/k/a Sherry Hancock recorded 04/20/1994 in Document Number 7608, Book 518, Page 348 in said County and State. Commonly known as: 3719 Pollard Hill Way, Kodak, TN 37764 Parcel Id: 007 06108 000

Street Address: 3719 Pollard Hill Way, Kodak, TN 37764

Parcel Number: 007 0618 000

Current Owner: Robert L. Miller and Heirs of the Estate of Linda E. Miller

Other Interested Party(ies): Discover Bank, Heirs of the Estate of Linda E. Miller, and Midland Funding LLC as successor in interest to Credit One Bank, N.A

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.: TN2025-00047