

AMENDED NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Marcie D. Weyler and Christopher E. Weyler executed a Deed of Trust to Insurance Company of Dayton, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., ("MERS") as beneficiary, as nominee for First Choice Lending Services, LLC, on March 10, 2023 and recorded on March 13, 2023 in Book T689, Page 494, Instrument No. 23018148 in the Office of the Register of Rhea 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 July 24, 2025, at 12:00 PM at 1475 Market Street, Dayton, TN 37321 at the Rhea County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Rhea County, TN:

LOCATED IN THE THIRD CIVIL DISTRICT OF RHEA COUNTY, TENNESSEE:

Lot Forty-nine (49) Northbrook Estates as shown by plat of record in Plat Book 3, Page 299 in the Register's Office of Rhea County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Marcie D. Weyler and husband, Christopher E. Weyler by Warranty Deed from Kayla M. Holloway dated March 10, 2023 and recorded March 13, 2023 in Deed Book 512, Page 743 in the Register's Office for Rhea County, Tennessee.

SUBJECT TO Any governmental zoning and/or subdivision ordinance or regulation in effect thereon.

SUBJECT TO Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions of record in Book Plat Book 3, Page 299 in the Register's Office of Rhea County, Tennessee.

SUBJECT TO All notes, drainage and/or utility easements and building setback lines as set out on recorded plat in Plat Book 3, Page 299, Register's Office of Rhea County, Tennessee.

Street Address: 1044 Ashley Lane, Dayton, TN 37321

Parcel Number: 076L A 049.00 000

Current Owner: Marcie D. Weyler and Christopher E. Weyler

Other Interested Party(ies): Conn Appliances, Inc.

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.: TN2025-00165