

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

WHEREAS, Arthur V. Harper and Helen B. Harper executed a Deed of Trust to Michael M. White, Trustee for the benefit of American National Home Mortgage, on September 19, 2000 and recorded on September 28, 2000 in Book 108, Page 319 in the Office of the Register of Trousdale 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 U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 (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 31, 2025, at 12:00 PM at 200 East Main Street, Room 1, Hartsville, TN 37074 at the Trousdale County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Trousdale County, TN:

A certain tract or parcel of land in the 7th District of Trousdale County, Tennessee, as follows:

In the Town of Hartsville, as follows: Beginning at a point in the George Kemp line, said point being 170 feet East of Thompson Lane at the corner of Marshall and tract herein conveyed; thence East with the Kemp line to a corner in the Owen line; thence South with the fence approximately 350 feet to a corner with Luster; thence West with the Luster line 150 feet and 20 feet farther West on an extension with the Luster line; thence North on a direct line to the point of beginning, being approximately one acre of land.

Being the same property conveyed to Arthur V. Harper and wife, Helen B. Harper, by Warranty Deed from Eula H. Owen, dated January 18, 1990, and recorded March 19, 1990 in Book 34, Page 298, Register's Office for Trousdale County, Tennessee.

Street Address: 53 Thompson Lane, Hartsville TN 37074

Parcel Number: 026H B 013.04 000

Current Owner: The Estate of Arthur V. Harper and The Estate of Helen B. Harper

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.: TN2025-00178