

# NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Roberta Holt executed a Deed of Trust to Robert M. Wilson, Jr., Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., on October 17, 2005 and recorded on October 24, 2005 in Book R1885, Page 718, Instrument No. 05016366, and modified by Loan Modification and Partial Release recorded on February 26, 2007, in Book R1969, Page 856, Instrument No. 07003091 in the Office of the Register of Maury 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 March 20, 2024, at 11:00 AM at 1 Public Square, Columbia, TN 38401 at the Maury County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Maury County, TN:

Located in the Seventh (7th) Civil District of Maury County, Tennessee on Gibson Hollow Road 1.3 miles from the intersection of Gibson Hollow Road with State Route 166. Also Northeast of the City of Mt. Pleasant, Tennessee and in the watershed of Gibson Hollow as shown on the TVA topographical map Mt. Pleasant, Tenn. (TVA 57-SW) and more particularly described as follows:

Beginning at an iron pipe set on the East side of Gibson Hollow Road between a fence and driveway to a residence at 1568 Gibson Hollow Road, Mt. Pleasant, TN; thence South 83 degrees, 37 minutes West for a distance of 30.80 feet with the remaining lands of Thomas Loyd Craft and Mary Gray Craft, Deed Book 575, page 375, Register's Office of Maury County, Tennessee, Tax Map 128, Parcel 9, to a point in the centerline of Gibson Hollow Road and the Southwest corner of the lands being described; thence with the centerline of Gibson Hollow Road the following calls and distances, North 27 degrees, 21 minutes East for a distance of 103.69 feet, North 21 degrees, 41 minutes East for a distance of 75.94 feet, North 15 degrees, 35 minutes East for a distance of 55.51 feet, North 3 degrees, 42 minutes East for a distance of 68.48 feet, North 3 degrees, 55 minutes West for a distance of 50.57 feet, North 12 degrees, 4 minutes West for a distance of 107.98 feet, North 20 degrees, 4 minutes West for a distance of 95.62 feet to the Northwest corner of the lands being described; thence leaving the centerline of Gibson Hollow Road and with the remaining lands of Craft South 76 degrees, 57 minutes East passing iron pipes at 35.93 feet and at 218.88 feet, in all a distance of 352.04 feet to an iron pipe, North 77 degrees, 42 minutes, 50 seconds East for a distance of 189.07 feet to an iron pipe set above a spring, South 45 degrees, 40 minutes, 40 seconds East for a distance of 64.55 feet to an iron pipe, South 32 degrees, 13 minutes, 30 seconds West passing a spring branch, for a distance of 83.69 feet to an iron pipe, South 26 degrees, 31 minutes, 20 seconds West passing an iron pipe at 166.81 feet, in all a distance of 551.92 feet to an 18" Oak tree; thence North 59 degrees, 23 minutes, 40 seconds West passing an iron pipe at 1.97 feet, in all a distance of 254.95 feet to an iron pipe near a fence corner, South 83 degrees, 37 minutes West a distance of 69.36 feet to the point of beginning and containing 5.1 acres, as shown on survey dated September 29, 2005, by Adkins Engineering, 606 South James Campbell Blvd., Columbia, TN 38401. Easements exist for one-half of Gibson Hollow Road, local service power and telephone lines and a 4" water line belonging to the Maury County Water System as shown on survey drawing C-6-188 by Adkins Engineering, 606 South James Campbell Boulevard, Columbia, TN 38401.

Being part of the same property and legal description conveyed to Thomas Loyd Craft and wife, Mary Gray Craft by deed of record in Book 575, Page 375, Register's Office of Maury County, Tennessee.

Street Address: 1568 Gibson Hollow Rd, Mount Pleasant, Tenn. 38474  
Parcel Number: 128-009.01-000

Current Owner: Connie Ray Stanton

Other Interested Party(ies): Connie Ray Stanton and Mariner Finance, LLC

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.: TN2023-01540