

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, MCNAIRY COUNTY

WHEREAS, AUSTIN MILLER executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, Lender and YALE RILEY, Trustee(s), which was dated January 24, 2022, and recorded on January 27, 2022, in Book 11, at Page 2260 in McNairy County, Tennessee Register of Deeds.

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, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, 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, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on March 25, 2026, at 02:00 PM at the usual and customary location at the McNairy County Courthouse, Selmer, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in McNairy County, Tennessee, to wit:

Tax Id Number(s): 060 004.07 000 072

Land situated in the County of McNairy in the State of TN

The following tract or parcel of real estate located in McNairy County, Tennessee, more particularly bounded and described as follows, to wit.

Beginning at an iron pipe found near a utility pole, on the north margin of Buena Vista Road, being a southwest corner of described and parent tract, and the southeast corner of Iley Sisk, Jr., (D.B. 83, page 810). Thence leaving said road margin, along the east line of Sisk, North 00 degrees 33 minutes 07 seconds West

for 176.13 feet to an iron pin found, being the northeast corner of Sisk. Thence along the north line of Sisk, South 81 degrees 14 minutes 01 seconds West for 135.00 feet to an iron pin set in a ditch, being the northwest corner of Sisk, a southwest corner of described and parent tract, lying on the east line of David Crowe Cabinet Shop (D. B. 159, pg. 332). North 06 degrees 29 minutes 35 seconds West for 375.74 feet to an iron pin set being the northwest corner of described tract. Thence along a new severance line, North 65 degrees 29 minutes 14 seconds East for 384.07 feet to an iron pin set on the west R.O.W. fence of U.S. Hwy #45, being the northeast corner of described tract. Thence along said R.O.W. fence, South 02 degrees 02 minutes 12 seconds West for 159.07 feet to an iron post. Then leaving said R.O.W. fence, along a new severance line, South 78 degrees 48 minutes 03 seconds West for 151.02 feet to an iron pin set in the center of a road bed, along center of road bed, South 10 degrees 42 minutes 20 seconds East for 123.32 feet to a nail set. South 18 degrees 26 minutes 48 seconds East for 83.93 feet to a nail set. South 00 degrees 54 minutes 17 seconds West for 45.25 feet to a nail set, South 20 degrees 05 minutes 35 seconds West for 59.61 feet to a nail set, South 06 degrees 34 minutes 16 seconds West for 199.95 feet to an iron pin set on the north margin of Buena Vista Road, being the southeast corner of described tract. Thence along said road margin. North 88 degrees 14 minutes 27 seconds West for 23.50 feet to the point of beginning. Containing 2.484 acres. Situated on this tract is a 1 story wood/brick dwelling. Said legal description is the same description as contained in the previous deed of record.

Commonly known as: 2377 Buena Vista Rd, Bethel Springs, TN 38315-2510

Being the same property conveyed to Jonathan Robison and Jennifer Harris, by deed dated June 6, 2011 of record in Deed Book 219, Page 365, in the County Clerk's Office.

Parcel ID Number: 060 004.07

Address/Description: 2377 Buena Vista Rd, Bethel Springs, TN 38315

Current Owner(s): Austin Miller, a married man

Other Interested Party(ies): SECRETARY OF HOUSING AND URBAN DEVELOPMENT

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property taxes;

any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; a deed of trust; and any matter than 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, and the title is believed to be good, but 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.

The website of the third-party internet posting company that is posting this advertisement pursuant to §35-5-101(a)(2) is: WWW.BetterChoiceNotices.com

This office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee
c/o Tennessee Foreclosure Department
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341
PH: 404-789-2661 FX: 404-294-0919
File No.: 25-37137 FC01