

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Rick Cooper and Jill Cooper executed a Deed of Trust to David G. Mattull, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., ("ERS") as beneficiary, as nominee for RBMG, Inc., on May 17, 2001 and recorded on May 25, 2001 in Book 223A, Page 408 in the Office of the Register of Greene 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 in its capacity as Owner Trustee of Citigroup Mortgage Loan Trust 2025-RP1 (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 October 1, 2026, at 11:00 am at the Greene County Courthouse, 101 South Main Street, Greeneville, TN 37743, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Greene County, TN:

Situate in the Town of Greeneville, 10th Civil District of Greene County, Tennessee, and being Lot No. 39 in the survey and partition of the lands of the late Thomas D. Arnold, made by C.B. Headrick, Deputy Surveyor, for Greene County, Tennessee, on January 18, 1871, situate on the Northwest side of the Sothern Railway Company, formerly East Tennessee, Virginia and Georgia Railroad, fronting on the West side of Highland Avenue, formerly La Rose Street, and bounded as follows:

Beginning at a point in the West line of Highland Avenue, northerly 165 feet from Maple Avenue and corner to Britton; thence with Britton's line North 77-1/2 Deg. West 16 poles; North 22 Deg. East 5 poles; South 77-1/2 Deg. East 16 poles to Highland Avenue; thence with said Avenue, South 22 Deg. West 5 poles to the beginning, containing one-half acre, more or less.

Being the same property conveyed to Rick Cooper and wife, Jill Cooper, by deed recorded in Book 170A, Page 450, in the Register's Office of Greene County, Tennessee.

Street Address: 103 S Highland Avenue, Greeneville, TN 37743
Parcel Number: 098F D 037.00 000
Current Owner: Rick Cooper and Jill Cooper
Other Interested Party(ies): Castle Credit Co Holdings, LLC

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.: 26-001147-01