SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on January 5, 2027, at or about 10:00 AM, local time, at the Giles County Courthouse, 1 Public Square, Pulaski, TN 38478, pursuant to the Deed of Trust executed by Bryceton John Mathews and wife, Mary Catherine Mathews who acquired title as Mary Catherine Rohling, to Jerry Bridenbaugh, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns, dated October 14, 2025, and recorded in Book DT686, Page 326, in the Register's Office for Giles County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Giles County Register's Office. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: United Wholesale Mortgage, LLC

Other interested parties: None

The hereinafter described real property located in Giles County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: The Land is described as follows: A certain tract or parcel of land in Giles County, Tennessee, and more particularly described as follows: Beginning at an iron rod in the East margin of Jackson Clinic Road and being the Southwest comer of Ronnie Davis (Deed Book 354 Page 706) and being the Northwest corner of the said tract, thence leaving the said rod with an existing fence, South 84 degrees 19 minutes 26 seconds East 249.00 feet to an iron rod found at a fence post corner, the said rod being the Northeast corner of the said tract, thence leaving the said rod with an existing fence, South 07 degrees 05 minutes 16 seconds West 401.62 feet to an iron rod at a fence corner in the North line of Bobby Pierce (Deed Book 207 Page 635), the said rod being the Southeast comer of the said tract, thence leaving the said rod with Pierce an agreed line and an existing fence, North 84 degrees 45 minutes 06 seconds West 262.51 feet to an iron rod in the East margin of Jackson Clinic Road, the said rod being the Northwest corner of Pierce and the Southwest comer of the said tract, thence leaving the said rod with the East margin of Jackson Clinic Road, North 11 degrees 49 minutes 20 seconds East 58.87 feet, North 08 degrees 44 minutes 00 seconds East 73.94 feet, North 08 degrees 27 minutes 10 seconds East 271.41 feet to the point of beginning and containing 2.35 acres more or less according to survey by Paul Braden, T.R.L.S. No. 1709 dated March 21, 2019.

Tax ID: 172044.02000

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Bryceton John Mathews and wife, Mary Catherine Rohling from Lisa Gayle Jaycox, unmarried by that Deed dated 5/30/2024 and recorded 6/3/2024 in Official Records Book D406, at Page 720 of the Public Records of Giles County, TN. Being that parcel of land conveyed to Thomas J. Jaycox and Lisa Gayle Jaycox, husband and wife from Johnny Mark Johnson and Cynthia Johnson, husband and wife by that Deed dated 11/1/2019 and recorded 11/5/2019 in Official Records Book D382, at Page 743 of the Public Records of Giles County, TN.

Note: The Estate of Thomas J. Jaycox (also known as Thomas Jerome Jaycox), Deceased

Date of death: September 4, 2022.

Street Address: The street address of the property is believed to be 921 Jackson Clinic Road, Minor Hill, TN 38473, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 172-044.02

Current owner(s) of Record: Bryceton John Mathews and Mary Catherine Matthews fka Mary Catherine Rohling

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory

or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. The title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to postpone or adjourn the sale to another specified time certain or to another date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announced on the date, time, and location of sale set forth above or any subsequent postponed or adjourned date, time, and location of sale; provided, however if the sale is postponed or adjourned for less than five (5) days after the original sale, announcement by internet posting is not required.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Padgett Law Group. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.

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 Notice of Sale has been posted by Capital City Posting and can be viewed online at CapitalCityPostings.com.

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