

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on May 27, 2026, at or about 11:00 AM, local time, the south side of the Maury County Courthouse, 41 Public Square, Columbia, TN 38401, pursuant to the Deed of Trust executed by Matthew W Verstreet and Janice C Verstreet, husband and wife, to Servicelink, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Loandepot.com, its successors and assigns, dated December 31, 2019, and recorded on January 24, 2020, in Book R2608, Page 1192, Instrument No. 20001200, in the Register's Office for Maury County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Maury 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: MCLP Asset Company, Inc.

Other interested parties: None

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

Legal Description: All the following described property:

Situate in the Seventh (7th) Civil District of Maury County, Tennessee, City of Mt Pleasant and being more particularly described as follows:

Designated as Number 111 Second Avenue in said city, the same fronting 134 feet along the south side of Second Avenue, beginning at the Northwest corner of this property at the Southeast corner of the intersection of Walnut Street and Second Avenue running thence South 20 degrees 28 minutes West with the East margin of Walnut Street 140 feet to Greenfield Northwest corner; thence with Greenfield South 69 degrees 32 minutes East 80 feet to Greenfield's Northeast corner; thence Greenfield South 20 degrees 28 minutes West 60 feet to a point in Atkerson's NBL; thence with Atkerson South 69 degrees 32 minutes East 54 feet to Perry's Southwest corner; thence with Perry North 20 degrees 28 minutes East 200 feet to a point in the South margin of Second Avenue and thence with South margin of Second Avenue 69 degrees 32 minutes west 134 feet to beginning. Said Walnut Street and Second Avenue each having an 10 foot sidewalk easement outside of the aforesaid boundary lines. Being portions of Lot 31 and 32, Block 7 of the Mt. Pleasant Land and Improvements Co.'s Park place Subdivision as shown on plat in Book 107 at page 423 Register's Office of Maury County, Tennessee.

Being the same parcel conveyed to Thomas Sutton and Jane Sutton from IFI Equities, LLC, by virtue of a deed dated 10/31/2012, recorded 1/28/2013, recorded 1/28/2013, in deed book R2220, page 356 County of Maury, State of Tennessee.

See also book R2608, Page 1188.

Street Address: The street address of the property is believed to be 111 2nd Avenue, Mount Pleasant, TN 38474, 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: 133J-C-001.00-000

Current owner(s) of Record: Matthew W. Verstreet and Janice C. Verstreet

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.

The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof. 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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