

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated February 20, 2004, and the Deed of Trust of even date securing the same, recorded February 26, 2004, in Book No. 633, at Page 465, in Office of the Register of Deeds for Jefferson County, Tennessee, executed by George E Shultz, conveying certain property therein described to First American Title Insurance Company as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Advanced Financial Services, Inc., its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by The Bank of New York Mellon, f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee, not in its individual capacity but solely as Trustee for GreenPoint Mortgage Loan Trust 2004-1 Mortgage Loan Pass-Through Certificates, Series 2004-1.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by The Bank of New York Mellon, f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee, not in its individual capacity but solely as Trustee for GreenPoint Mortgage Loan Trust 2004-1 Mortgage Loan Pass-Through Certificates, Series 2004-1, will, on

November 16, 2021 on or about 1:15 PM, at the Jefferson County Courthouse, Dandridge, Tennessee, offer for sale certain property hereinafter described to the highest bidder **FOR certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Jefferson County, Tennessee, and being more particularly described as follows:

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF JEFFERSON AND THE STATE OF TENNESSEE IN DEED BOOK 142 AT PAGE 242 AND DESCRIBED AS FOLLOWS: BEING WITHIN THE CORPORATE LIMITS OF THE TOWN OF WHITE PINE, TENNESSEE, AND BEING A CERTAIN PARCEL OF LAND IN THE H. O. VINEYARD SUBDIVISION AND KNOWN AS A PART OF THE MRS. H. L. WARNER LAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON A STAKE OR PIN CORNER WITH MOSE MOYERS AND ROSS STREET AND RUNNING EAST ALONG WITH SAID MOYERS LINE 125 FEET TO CORNER WITH ROSS STREET; THENCE RUNNING NORTH ALONG WITH SAID STREET 100 FEET TO CORNER CHURCH LOT; THENCE ALONG WITH CHURCH LOT LINE 125 FEET WEST TO CORNER WITH CHURCH LOT; CORNER WITH ROSS STREET; THENCE RUNNING SOUTH 100 FEET ALONG WITH ROSS STREET LINE TO MOYERS CORNER TO THE BEGINNING, AND BEING A LOT FRONTING ON STREET FOR 100 FEET AND GOING TO A DEPTH OF 125 FEET.

ALSO KNOWN AS: 1425 Branner Street, White Pine, TN 37890

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; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:

GEORGE E SHULTZ
ARROW FINANCIAL SERVICES LLC, AS ASSIGNEE OF WELLS FARGO
BANK APPALACHIAN ELECTRIC COOPERATIVE

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. 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. In the event of inclement weather, the trustee hereby announces that the sale will be postponed for a period of two weeks. In such situations, notices will be mailed to interested parties of record. **W&A No. 350309**

DATED October 21, 2021

WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee