

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Larry D. Kish Jr and Kathryn Kish executed a Deed of Trust to Charles E. Tonkin, II, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Investors Group, on November 30, 2022 and recorded on December 6, 2022, as Instrument Number 202212060033366 in the Office of the Register of Knox 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, as Trustee for LB-Tiki Series VI Trust (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 June 18, 2026, at 12:00 pm at the Knoxville City-County Building, 400 W. Main Street, Knoxville, TN 37902, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Knox County, TN:

SITUATED in District No. Six (6) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lot 5, GOLDEN MEADOWS SUBDIVISION, UNIT 2, as shown on the map of same of record in Map Cabinet K, Slide 216-C, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Larry D. Kish, Jr. and Kathryn Kish, Husband and Wife, by Warranty Deed from Eric Knott and Cassie Knott, of record in Instrument No. 202212060033365 in the Register's Office for Knox County, Tennessee.

This conveyance is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

The above description is the same as the previous deed of record; No boundary survey having been made at the time of this conveyance.

Street Address: 2602 Sherwin Road, Knoxville, TN 37931

Parcel Number: 090ED-005.00

Current Owner: Larry D. Kish Jr. and Kathryn Kish

Other Interested Party(ies):

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.: 26-001881-01