

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Merinda Fay Quesinberry Smith and Donnie Compton executed a Deed of Trust to Lisa Christian, Trustee for the benefit of American General Financial Services, Inc., on July 18, 2007 and recorded on July 20, 2007 in Book 2564C, Page 0556, as Instrument Number 2007056103 in the Office of the Register of Sullivan County, Tennessee and modified by Loan Modification recorded on December 4, 2012 in Book 3059, Page 1002, Instrument Number 12023222 in the Office of the Register of Sullivan 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-Dwelling Series V 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 October 22, 2026, at 12:00 pm at the Sullivan County Courthouse, 3411 Hwy 126, Blountville, TN 37617, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Sullivan County, TN:

Said property being known as Lot No. 17 in Block 22 as shown on the map of the Kingsport Real Estate Company, Inc. and known as West View Park Addition to Kingsport, Tennessee, made by C.E. Willis, on May 6, 1916, and said map is of record in the Register's Office for Sullivan County at Blountville, Tennessee, in Deed Book 114, at page 428, to which reference is here made and more particularly described as follows:

BEGINNING at the stake on Lake Street and being the southeast corner to Lot No. 17; thence in a northerly direction along the divisional line between Lots 16 and 17, 150 feet to a stake-northeast corner to Lot 17 on the divisional line between Lot 17 and 15; thence in a westerly direction along the divisional line between Lots 17 and 15, 50 feet to a stake being the northwest corner to Lot No. 17; thence along the divisional line between Lots 17 and 18 in a southerly direction 150 feet to a stake being the southwest corner to Lot 17; thence along the property line and northerly side of Lake Street in an easterly direction 50 feet to the point of BEGINNING.

BEING THE PROPERTY CONVEYED IN Quitclaim Deed from Bessie Mae Quesenberry to Marinda Faye Quesenberry Smith, dated 12/09/2004, recorded 12/09/2004, in Deed Book 2195C, Page 479, in the Register's Office for Sullivan County, Tennessee.

Street Address: 1516 Lake Street, Kingsport, TN 37660

Parcel Number: 12-045-D -029-M -K -028.00- -000

Current Owner: Merinda Faye Quesenberry Smith aka Merinda Compton aka Merinda Faye Quesenberry and Donnie Compton aka Donnie S. Compton aka Donnie Sevier Compton

Other Interested Party(ies): Bessie C. Quesenberry, Kevin Christopher McCrary, Anthony Allen McCrary and Blake Compton

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.: 26-003309-01