

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Megan E. Jones and Valley Veterinary Services, LLC executed a Deed of Trust to Myron Ely, Trustee for the benefit of Live Oak Banking Company, on October 30, 2009 and recorded on November 2, 2009 in Book 2248, Page 2250, Instrument No. 603838 in the Office of the Register of Blount 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, Live Oak Banking Company (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 May 21, 2026, at 10:00 AM at 345 Court Street, Maryville, TN 37804 at the Blount County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Blount County, TN:

Situate in the Ninth Civil District of Blount County, Tennessee, within the Sixth Ward of the City of Maryville, Tennessee, and being more particularly bounded and described as follows:

Beginning at an existing iron pin in the southeast right of way of E. Lamar Alexander Parkway (State Highway 73), said iron pin being corner to property of BankFirst, as set forth in Deed Book 584, Page 704, in the Register's Office for Blount County, Tennessee, and distant in a southwesterly direction, 146.37 feet from the point of intersection of the southeast right of way of State Highway 73 and the west right of way of W. Merritt Road; thence from said beginning iron pin leaving the right of way of Highway and along the boundary of BankFirst, South 04 deg. 49 Min. East, 89.55 feet to an existing iron pin in the north right of way of W. Merritt Road; thence leaving the boundary of BankFirst and along the right of way of W. Merritt Road as the same curves to the right, said curve having a radius of 163.42 feet, an arc length of 129.64 feet, a chord call of South 71 deg. 38 Min. West, a chord distance of 126.27 feet to an existing iron pin in the right of way of W. Merritt Road; thence continuing with said Road, South 48 deg. 47 Min. West, 34.11 feet to an existing iron pin in the boundary of AmSouth, as set forth in Deed Book 577, Page 528; thence leaving the right of way of W. Merritt Road and along the AmSouth boundary, North 04 deg. 43 Min. West, 142.81 feet to an existing iron pin at a utility pole and in the southeast right of way of State Highway 73; thence along said right of way, North 86 deg. 30 Min. East, 150.00 feet to an existing iron pin in the right of way of said Highway, the place of Beginning; and being according to the survey of Bruce McClellan, Surveyor, dated 26 October 2009 bearing Drawing No. 09-121; said premises bearing street address of 2216 E. Lamar Alexander Parkway, Maryville, Tennessee.

Being the same property conveyed to Rebecca A. Bennett, unmarried, by deed dated 2 January 2007, of record in Record Book 2139, Page 1902, in the Register's Office for Blount County, Tennessee.

Together with and subject to Agreement relating to joint access to and from the parkway dated 22 March 1996, of record in Miscellaneous Book 133, Page 442, in the Register's Office for Blount County, Tennessee.

For W.D. see Record Book 2248, Pg 2248-2249 recorded 11-2-09.

Street Address: 2216 E Lamar Alexander Pkwy, Maryville, TN 37804

Parcel Number: 058C 015.02 000

Current Owner: Megan E. Jones and Valley Veterinary Services, LLC

Other Interested Party(ies): Mountain Highway Veterinary Hospital, Inc. and Tennessee Department of Revenue

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

This sale shall be subject to the right of redemption by the TENNESSEE DEPARTMENT OF REVENUE, TAX ENFORCEMENT DIVISION, pursuant to T.C.A. 67-1-1433(c)(1) by reason of the following tax lien(s) of record in: Book 2818, Page 1004, as Instrument number 3011466. Notice of the sale has been given to the State of Tennessee in accordance with T.C.A. 67-1-1433(b)(1).

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.: TN2025-00232