

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Joel Del Hoyo Martinez and Maria Veronica Pacheco Cruz executed a Deed of Trust to Megan K. Trott, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., ("MERS") as beneficiary as nominee for First Community Mortgage, Inc., on April 20, 2023 and recorded on April 21, 2023 in Book 6303, Page 223, as Instrument Number 23010776 in the Office of the Register of Sevier 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 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 October 30, 2025, at 11:00 am at the Sevier County Courthouse, 125 Court Avenue, Sevierville, TN 37862, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Sevier County, TN:

Tract A:

Situate in the Fifth (5th) Civil District of Sevier County, Tennessee and being a portion of Lot No. One (1) of Thurman Heights Estates, No. Two (2), and more particularly described as follows, to wit:

Beginning on an iron pin where Lot Nos. 48 and 49 of Pigeon River Park and Lot No. One (1) of Thurman Heights Estates No. Two (2), intersect; thence, South 22 Deg. 06 min. 56 sec. West, 194.7 feet to an iron pin; thence, South 69 Deg. 07 min. East, 20.25 feet to an iron pin; thence, North 16 Deg. 10 min. East, 195.32 feet to the point of Beginning, containing 0.045 of an acre, more or less.

Less and except that portion of property conveyed to Allen James Grice and wife, Mary K. Grice and Joseph K. Bartlett and wife, Kathryn A. Bartlett, by General Warranty Deed from Katherine Cantrell and husband, June Ralph Cantrell, dated 10-01-1981, and recorded in Book 305, Page 813, in the Register's Office for Sevier County, Tennessee.

Tract B:

Situate in the Fifth (5th) Civil District of Sevier County, Tennessee, and being a part of Lot No. 49-A, in the Pigeon River Park Subdivision and further described as follows, to wit:

Beginning at an iron pin in the West edge of Center Road, the Southeast corner of the land of John H. King, et ux, and the Northeast corner of the premises herein conveyed; thence, with the West edge of said road, South 32 Deg. 50 min. West, 123 feet to an iron pin; thence, leaving said road, North 32 Deg. 05 min. West, 48.3 feet to an iron pin; thence, North 16 deg. 30 min. East, 97 feet to an iron pin and corner to John H. King, et ux; thence, with the line of King, South 57 deg. 10 min. East, 78.8 feet to the point of Beginning.

Being the same property conveyed to Samuel Wells, a married person, by Warranty Deed

from Miguel Guerra and spouse, Maria Guerra, dated 11-03-2021, and recorded in Book 5937, Page 572, in the Register's Office for Sevier County, Tennessee.

Further Being the same property conveyed to Miguel Guerra and wife, Maria Guerra, by Warranty Deed from Angela G. Bacron, as Successor Personal Representative and Sole Heir to the Estate of Katherine J. Cantrell AKA Katherine Juanita Cantrell AKA Katherine Cantrell AKA Katherine Mills Cantrell and AKA Katherine J. Clabo, dated 06-18-2018, and recorded in Book 5152, Page 456, in the Register's Office for Sevier County, Tennessee. June Ralph Cantrell passed away on June 18, 2013, leaving Angela G. Bacron as the sole surviving heir of Katherine Juanita Cantrell, Probate Docket No. 1770-6765.

Melissa Wells, wife of Samuel Wells, joins herein for the purpose of conveying unto the Grantee any and all right, title and interest she has in and to the subject property by virtue of her marriage to the Grantor herein.

Being the same property conveyed to Joel Del Hoya Martinez and Maria Veronica Pacheco Cruz, husband and wife, by Warranty Deed from Samuel Wells and Melissa Wells, husband and wife, dated 04-20-2023 and recorded in Book 6303, Page 220 in the Register's Office for Sevier County, Tennessee.

Maria Veronica Pacheco Cruz hereby joins in the execution of this Deed of Trust to relinquish any rights she has to the above described property.

Street Address: 2022 Center Road, Pigeon Forge, TN 37863

Parcel Number: 05-072-O-072-O-A-025.00-000

Current Owner: Joel Del Hoya Martinez and Maria Veronica Pacheco Cruz

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.: 25-002129-01