

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on June 30, 2026, at or about 11:00 AM, local time, at the front entrance of the Washington County Courthouse, 100 East Main Street, Jonesborough, TN 37659, pursuant to the Deed of Trust executed by CAB Properties, LLC, to Lawrence F. Counts, Esq., as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Loan Funder LLC, Series 60172 dated September 29, 2023, and recorded on October 11, 2023, in Book 1142, Page 204, Instrument No. 23014638, in the Register's Office for Washington County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Washington County Register's Office. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: MCLP Asset Company, Inc.

Other interested parties: Larocca Hornik Rosen & Greenberg, LLP; Loan Funder LLC Series 60172; George Gwinn Jr.

The hereinafter described real property located in Washington County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: The land referred to in this Commitment is described as follows:

BEGINNING at a point which is 317 ft distant in a southerly direction from First Street in the Westerly Heights Subdivision, which point is also 112 ft. in the westerly direction from the center line of the C. C. & O. Railroad Tract, corner to Shumaker lot, S. 88° W., 121 ft to a point, corner to now or formerly Shumake and Furches; thence running due south with the line of now or formerly Furches; a distance of 70 ft. to a point thence a new line, N. 88° E., a distance of 121 ft to a point in the westerly margin of Beech Street, thence due North 70 ft to the point of BEGINNING; the same being a tract of land located in the Westerly Heights Subdivision to Johnson City, Tennessee, as shown by a map or plat of subdivision of record in the Register's Office for Washington County, Tennessee at Jonesborough, in Plat Book 1 Page 66, to which reference is here made for a more complete description of said lot; said property being improved with a dwelling.

BEING the same property conveyed to CAB Properties, LLC by deed dated the 26th day of May 2022 from Gregg Richardson of record on Roll 1101, Image 1649 in the Register's Office for Washington County, Tennessee.

Street Address: The street address of the property is believed to be 119 South Beech Street, Johnson City, TN 37604, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 053E C 017.00

Current owner(s) of Record: Cab Properties, LLC

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. The title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to postpone or adjourn the sale to another specified time certain or to another date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announced on the date, time, and location of sale set forth above or any subsequent postponed or adjourned date, time, and location of sale; provided, however if the sale is postponed or adjourned for less than five (5) days after the original sale, announcement by internet posting is not required.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Padgett Law Group. No personal checks will be accepted. To

this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.

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 Notice of Sale has been posted by Capital City Posting and can be viewed online at CapitalCityPostings.com.

Padgett Law Group, Substitute Trustee
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com