

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 22, 2025, at or about 12:00 PM, local time, at the Montgomery County Courthouse, 2 Millennium Plaza, Clarksville, TN 37040, pursuant to the Deed of Trust executed by Damien Jefferson and Martina Jefferson, husband and wife, to Scott R. Valby, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans dated January 7, 2019, and recorded in Volume 1857, Page 1070, in the Register's Office for Montgomery County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Montgomery 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: Nationstar Mortgage, LLC

Other interested parties: None

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

Legal Description: Land in Montgomery County, Tennessee, being Lot No. 122 on the Capitol Hill Section 2 Final Plat, as shown by plat of record in Plat E, Page 312, in the Register's Office for Montgomery County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to John H. Goettig and Anne Goettig, husband and wife, by Warranty Deed from Tyler L. Darnall, dated 4/17/15 and recorded on 4/27/15, in Volume 1614, Page 2723, Scrivener's Affidavit of record in Volume 1616, Page 881, both in the Register's Office for Montgomery County, Tennessee. Reference being made to the unrecorded Installment Contract for Deed dated August 7, 2015, by and between John Harold Goettig and Anne Rose Goettig, as Seller, and Jennifer Alice Steele, as Purchaser, which created an equitable interest in said property.

BEING the same property conveyed to Damien Jefferson and Martina Jefferson, husband and wife by deed from John H. Goettig and Anne Goettig, husband and wife, and Jennifer Alice Steele, a single woman of record in Volume 1857, Page 1067, Register's Office for Montgomery County, Tennessee.

Reference being made to the Military Durable Power of Attorney executed by Damien T. Jefferson appointing Martina Jefferson as his Attorney In Fact of record in Volume 1855, Page 2574, in the Register's Office for Montgomery County, Tennessee.

Street Address: The street address of the property is believed to be 238 Senator Drive, Clarksville, TN 37042, 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: 019I F 028.00

Current owner(s) of Record: Damien Jefferson and Martina Jefferson

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 time certain or to another specified date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announcing on the date, time, and location of each sale set forth above or any subsequent postpone 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 can be viewed online by Capital City Posting at capitalcitypostings.com.

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