

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on January 13, 2026, at or about 11:00 AM, local time, at the Coffee County Justice Center 300 Hillsboro Boulevard, Manchester, TN 37355, pursuant to the Deed of Trust executed by Matthew Barkve, a single man, to J. Phillip Jones, as Trustee for U.S. Bank National Association dated December 19, 2022, and recorded on December 21, 2022, in Book T1228, Page 503, Instrument No. 22011422, in the Register's Office for Coffee County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Coffee 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: Select Portfolio Servicing, Inc.

Other interested parties: Lendmark Financial Services, LLC

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

Legal Description: Lying and being in the 9th (formerly 13th) Civil District of Coffee County, Tennessee, and being Lot 12 of Wildwood Subdivision to the City of Tullahoma, Tennessee according to a map or plat thereof of record in Trust Deed Book 82, page 384, Register's Office of Coffee County, Tennessee, and being more particularly described as follows:

Beginning at an iron bolt located in the easterly margin of Fleming Street, said iron bolt also being the southwest corner of the property herein conveyed and the northwest corner of Lot 13 of said Wildwood Subdivision and running North 7 deg. 30 min. East along the easterly margin of Fleming Street 100 feet to a stake, thence South 85 deg. 30 min. East 138.5 feet to an iron pin, thence South 2 deg. 54 min, West 100.02 feet to an iron pin, thence North 85 deg. 30 min. West 146.5 feet to an iron bolt, the same being the point of beginning.

Description was copied from previous deed. No new survey was performed.

Being the same property conveyed to Grantor by Deed of even date being recorded simultaneously herewith in Deed Book W428, Page 533, Register's Office for said County.

Street Address: The street address of the property is believed to be 201 Fleming Street, Tullahoma, TN 37388, 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: 127B H 016.00 000

Current owner(s) of Record: Matthew Barkve

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.

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