

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on November 12, 2025, at or about 11:00 AM, local time, outside the East door of the Montgomery County Courthouse, 1 Millennium Plaza, Clarksville, TN 37040, pursuant to the Deed of Trust executed by Caleb J Johnson, an unmarried man, to Tennessee Title Services, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for CMG Mortgage, Inc. dba CMG Home Loans dated February 7, 2023, and recorded on February 8, 2023, in Book 2278, Page 2782, Instrument No. 1412569, 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: Lakeview Loan Servicing, 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. 274 on the Plan of Section E, Fountainebleau of record in Plat Book 8, Page 34, Plat 34, as re-platted in Plat Book 8, Page 48, Plat 48, 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 Toyna Hedrick, a single person, by Warranty Deed from Thomas G. Boatwright and wife, Donna Sue Boatwright of record in Volume 913, Page 589, Register's Office for Montgomery County, Tennessee, dated July 30, 2003 and recorded on August 01, 2003. (Value or consideration shown in aforementioned deed \$89,000.00.)

Being the same property conveyed to Reyo Holdings, LLC, a series LLC by Cash Warranty Deed from Toyna Hedrick, a single person, of record in Volume 2102, Page 2052, Register's Office for Montgomery County, Tennessee, dated June 10, 2021 and recorded on June 11, 2021. (Value or consideration shown in aforementioned deed \$81,144.71.

Being the same property conveyed to Clinton R. Morford and Michael B. Williams, as tenants in common with rights of survivorship, by Cash Warranty Deed from Reyo Holdings, LLC, a series LLC, of record in Volume 2112, Page 1022, Register's Office for Montgomery County, Tennessee, dated July 09, 2021 and recorded on July 09, 2021. (Value or consideration shown in aforementioned deed \$140,000.00.)

Being the same property conveyed to Caleb J. Johnson, an unmarried man by deed from Clinton R. Morford and Michael B. Williams, as tenants in common with rights of survivorship of record in Book/Record Book/Deed Book/Volume 2278, Page 2779, or Instrument #1412568, Register's Office for Montgomery County, TN.

Street Address: The street address of the property is believed to be 310 Rue Le Mans 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: 054C D 004.00

Current owner(s) of Record: Caleb J. Johnson

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. This sale is being conducted subject to the Deed of Trust recorded as Book 2112, Page 1025 in the Office for the Montgomery County Register of Deeds on July 9, 2021.

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