

## **SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Sale at public auction will be on February 4, 2026, 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 Daniel Winn and Rachel Brooke Winn, husband and wife, to Scott R. Valby, as Trustee for Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns dated April 28, 2023, and recorded on May 2, 2023, in Book 2295, Page 770, Instrument No. 1421393, 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: Planet Home Lending, LLC

Other interested parties: First Franklin

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 lying in the Eighth (8th) Civil District of Montgomery County, Tennessee and being described as follows:

BEING LOT NO. 368 on the plan of Shelton Estates, Section 8, as shown by plat of record in Plat Book 13, Page 289, Plat 289, in the Register's Office for Montgomery County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

This is the same real estate conveyed to the Grantors by deed of record in Official Record Book Volume 2295, Page 768, in the Register's Office for Montgomery County, Tennessee. The real estate is designed as Map and Parcel Number 43P-G-33 on the Maps of the Assessor of Property for Montgomery County, Tennessee.

Encumbrances

Subject to all accrued taxes and to all terms, matters and conditions shown on the above referenced plat of record in the Register's Office for Montgomery County, Tennessee.

Street Address: The street address of the property is believed to be 560 Anita 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: 043P G 033.00

Current owner(s) of Record: Daniel Winn and Rachel Brooke Winn

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](http://CapitalCityPostings.com).**

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