

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

Sale at public auction will be on April 29, 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 Jamicka Martindale, a single woman, to J. Phillip Jones, as Trustee for U.S. Bank National Association dated October 27, 2022, and recorded in Book 2263, Page 1087, Instrument Number 1403765, 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: U.S. Bank National Association

Other interested parties: ISPC; U.S. Bank National Association

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. 164 on the Plan of Northpark, Section 6B of record in Plat Book 13, Page 931, Plat 931, 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 First Savings Bank Custodian For Laverne M. Pettigen, Sep Ira by Warranty Deed from F&M Real Estate Transfer Corporation of record in Book 1734, Page 2493, Register's Office for Montgomery County, Tennessee, dated April 07, 2017 and recorded on April 10, 2017.

Being the same property conveyed to Joseph Tchendje Nzegang by Warranty Deed from First Savings Bank Custodian For Laverne M. Pettigen, Sep Ira of record in Book 2144, Page 2735, Register's Office for Montgomery County, Tennessee, dated September 29, 2021 and recorded on October 06, 2021.

Property was not used as a marital residence.

Being the same property conveyed to Jamicka Martindale by Deed from Joseph Tchendje Nzegang, a married person, dated October 27, 2022, and appearing of record at Book 2263, page 1084 or Instrument No. 1403764, Register's Office for Montgomery County, Tennessee.

Street Address: The street address of the property is believed to be 1859 Timberline Place, 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: 030K G 02600 000

Current owner(s) of Record: Jamicka Martindale

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.

*The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof. 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).**

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](mailto:attorney@padgettlawgroup.com)