

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

Sale at public auction will be on July 22, 2026, at or about 11:00 AM, local time, outside the east door of the Montgomery County Courthouse, 1 Millenium Plaza, Clarksville, TN 37040, pursuant to the Deed of Trust executed by Timothy M. Self, a single man, to J. Phillip Jones, as Trustee for U.S. Bank National Association dated September 13, 2019, and recorded in Book 1910, Page 2873-2891, 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: U.S. Bank National Association; J. Phillip Jones as trustee; Estate/Unknown Heirs of Timothy M Self

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: BEGINNING AT AN IRON PIN IN THE WEST MARGIN OF ADKINS STREET AT THE SOUTHEAST CORNER OF LOT 18 OF THE NICHOLS AND DARNELL SUBDIVISION AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 1, PAGE 92, PLAT 100, REGISTER'S OFFICE OF MONTGOMERY COUNTY, TENNESSEE, AND RUNNING THENCE WITH THE WEST MARGIN OF ADKINS STREET SOUTH 3 DEGREES 01 MINUTES WEST 50 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT 5 IN SAID SUBDIVISION, THENCE ALONG THE NORTH LINES OF LOTS 5, 6 AND 7 OF SAID SUBDIVISION NORTH 84 DEGREES 07 MINUTES WEST 120 FEET TO A STAKE IN THE NORTH LINE OF LOT 7; THENCE ON A NEW LINE NORTHWARDLY 50 FEET TO A STAKE IN THE SOUTH LINE OF LOT 18; THENCE ALONG THE SOUTH LINE OF LOT 18 SOUTH 83 DEGREES 59 MINUTES EAST 117 FEET TO THE BEGINNING, AND BEING THE EAST PART OF LOT 17 OF SAID SUBDIVISION WHICH WAS CONVEYED TO US BY ARCHIE R. THWEATT, ET UX., BY DEED OF RECORD IN DEED BOOK 105, PAGE 335, IN SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY M. SELF, A SINGLE MAN BY DEED FROM VERNON T. KEESEE, JR., A SINGLE MAN OF RECORD IN VOLUME 1910, PAGE 2870, REGISTER'S OFFICE FOR MONTGOMERY COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 105 Adkins Street, 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: 054E B 03000 000

Current owner(s) of Record: Timothy M Self

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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