SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on December 9, 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 Robert Nitschke to Silk Title, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Priority 1 Lending, LLC, its successors and assigns, dated January 27, 2025, and recorded on February 7, 2025, in Book 2426, Page 3518, Instrument No. 1489317, 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: UNITED WHOLESALE MORTGAGE, 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: The following described real estate, together with any and all the improvements, appurtenances, estate, title, and interest located on the real estate, situated in the thirteenth (13th) Civil District of Montgomery County, Tennessee, to wit:

Being Lot No 1, on the Minor Plat of B & E Home improvements Property 249 Dean Road Lot 1, as shown by plat of record in Plat J, Page 379, Register`s Office for Montgomery County, Tennessee, to which Plat reference is hereby made for a more complete description.

This being a portion of the real estate conveyed to grantor by deed of record in ORBV 1853, Page 2318, in the Register's Office for Montgomery County, Tennessee. The Map, Group and Parcel Number assigned to the above described real estate by the assessor of property for Montgomery County, Tennessee is 91L A 2.00.

Subject to all terms, matters, restrictions and conditions as shown by recorded plat in Plat J, Page 379, Register's Office for Montgomery County, Tennessee and subject to restrictive covenants of record in ORBV 245, Page 750, Register's Office for Montgomery County, Tennessee, subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record (3) all subdivisions, condominiums, assessments, covenants, by-laws, restrictions, declarations, and easements of record, (4) building restrictions and (5) other matters of public record.

Being the same property conveyed to Robert J. Nitschke and wife, Jessica D. Nitschke as tenants by the entirety from B & E Home Improvements, a Tennessee General Partnership by Deed dated September 27th, 2019 and recorded on October 1st, 2019 in Instrument No. 1226104 Book 1914 Page 1552.

Street Address: The street address of the property is believed to be 249 Dean Road, Clarksville, TN 37040, 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: 091L A 00200 000

Current owner(s) of Record: Robert J. Nitschke

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.

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