

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

Sale at public auction will be on May 28, 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 Adonis Mclemore, a single man, to Jerry Bridenbaugh, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for United Wholesale Mortgage, LLC dated September 1, 2023, and recorded on September 5, 2023, in Book 2322, Page 1442, Instrument No. 1435614, 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. 416, on the Plan of Final Plat, Arbour Greene South, Section 2C of record in Plat Book E, Page 1155, 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 Adonis Mclemore, a single man, by Warranty Deed from Oscar Fuentes, a single man, and Talisha Vidalys Rivera Santiago, FKA Talisha Fuentes, a single woman, dated September 1, 2023, of record in Volume 2322, Page 1438, in the Register's Office for Montgomery County, Tennessee.

Street Address: The street address of the property is believed to be 3696 Cindy Jo Drive South, 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: 017C D 057.00

Current owner(s) of Record: Adonis Mclemore

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 adjourn the sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of sale.

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.

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  
PLG# 25-003123-1