

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on August 26, 2025, at or about 2:00 PM, local time, at the front door of the Warren County Courthouse, 111 South Court Square, McMinnville, TN 37110, pursuant to the Deed of Trust executed by JEREMY R MATNEY, UNMARRIED, to J. PHILLIP JONES, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR U.S. BANK NATIONAL ASSOCIATION dated March 18, 2022, and recorded in Book 576, Page 514, in the Register's Office for Warren County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Warren 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: None

The hereinafter described real property located in Warren County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: BEING LOT 104 IN THE HIDDEN VALLEY ESTATES SUBDIVISION A PLAT OF RECORD IN BOOK 8, PAGE 59, OF THE REGISTER 'S OFFICE OF WARREN COUNTY, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO JEREMY R. MATNEY, AN UNMARRIED MAN, BY DEED FROM KEVIN M. TURNER AND AMANDA TURNER, HUSBAND AND WIFE, OF RECORD IN RECORD BOO K 370, PAGE 858 REGISTER 'S OFFICE FOR WARREN COUNTY, TENNESSEE

THE INSTRUMENT CONSTITUTING THE SOURCE OF THE BORROWER'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED AT BOOK NUMBER: 370, PAGE NUMBER: 858, IN THE REGISTER'S OFFICE OF WARREN COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 764 Hidden Valley Circle, McMinnville, TN 37110, 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: 047L A 010.00 000

Current owner(s) of Record: JEREMY R MATNEY, AN UNMARRIED MAN

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 time certain or to another specified date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announcing on the date, time, and location of each sale set forth above or any subsequent postpone 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 can be viewed online by Capital City Posting at capitalcitypostings.com.

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