

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated **July 19, 2019**, executed by **George A Baribeault and wife, Mary McDonald**, to **Title Insurance Company of Athens** as Trustee, for **Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financial Resources, Inc, its successors and assigns**, and appearing of record on **July 23, 2019**, in the Register's Office of **Meigs County**, Tennessee, at Deed of Trust Book 226, Page 480, and Instrument Number 35475.

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Lakeview Loan Servicing, LLC**, the party entitled to enforce said security interest; and having appointed Clear Recon LLC, the undersigned, as Substitute Trustee by instrument filed or being filed for record in the Register's Office of **Meigs County**, Tennessee, with all of the rights, powers, and privileges of the original Trustee named in said Deed of Trust.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust, and that the undersigned, Clear Recon LLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty, and authority vested and imposed upon said Substitute Trustee will, on **August 5, 2026**, at **2:00 PM**, local time, at the Meigs County Courthouse, 17214 Hwy 58, located in Decatur, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, paid at the conclusion of the sale, the following described property situated in **Meigs County**, to wit:

The land referred to herein below is situated in the County of Meigs, State of Tennessee, and is described as follows:

19-11122H

EXHIBIT "A"

Tax Map and Parcel Number
051A-A-030 00 & 031.00

LYING AND BEING in the Second Civil District of Meigs County, Tennessee BEING Lots Twenty-two (22) and Twenty-three (23), of the L. C. Coleman Subdivision, as shown by survey of record in Plat Envelope 34, Side A, Register's Office, Meigs County, Tennessee.

BEING the property conveyed to George A Baribeault and wife, Mary McDonald by Warranty Deed dated July 19, 2019 and recorded in Deed Book B6, page 425 in the said Register's Office.

SUBJECT TO Any governmental zoning and/or subdivision ordinance or regulation in effect thereon.

SUBJECT TO Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions of record in Deed Book M-2 page 518 and waiver thereto in Misc Book 18, page 742, in the Register's Office of Meigs County, Tennessee.

SUBJECT TO Restrictions, conditions, reservations, easements and stipulations as set forth in instrument of record Deed Book V, page 201-204 and Deed Book V, page 205-206 in the Register's Office of Meigs County, Tennessee; and any installation requirements for electric power service lines or water lines.

SUBJECT TO All notes, drainage and/or utility easements and building setback lines as set out on recorded plat in Plat Envelope 34, Side A, in the said Register's Office.

SUBJECT TO Title to that portion of subject property embraced within the bounds of Coleman Road.

Parcel ID: 02-045-M-051-A-A-030.00-000/02-050-D-051-A-A-031.0

Commonly known as 171 Coleman Road Decatur, TN 37322

The street address and parcel number(s) of the above described property are believed to be correct; however, such references are not a part of the legal description of the property sold herein, and, in the event of any discrepancy, the legal description herein shall control

This sale is subject to tenant(s)/occupant(s) rights in possession.

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property: **George A Baribeault and Mary McDonald**.

Notice of Sale Published On-line at [HTTPS://BetterChoiceNotices.com](https://BetterChoiceNotices.com)

If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

All right and equity of redemption, statutory and otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good; however, the undersigned will sell and convey only as Substitute Trustee.

The transfer shall be AS IS, WHERE IS, AND WITH ALL FAULTS, and without warranties of any kind, express or implied, as to the condition of the Property and the improvements located thereon, including merchantability or fitness for particular purpose. Trustee shall make no covenant of seisin or warranty of title, express or implied, and will sell and convey the subject real property by Substitute Trustee's Deed only.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

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 OFFICE IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Clear Recon LLC
Substitute Trustee
651 East 4 th Street Suite 200
Chattanooga, Tennessee 37403
Phone: (877) 319-8840
File No: 1154-717A

Newspaper: The Daily Post Athenian
Publication Dates: 7/11/2026, 7/18/2026