

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 29, 2025, at or about 2:00 PM, local time, on the front steps of the west side entrance of the Hamilton County Courthouse, 615 Walnut Street, Chattanooga, TN 37402, pursuant to the Deed of Trust executed by Heather Green and Kevin Green, wife and husband, to Northgate Title Escrow, Inc., as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Community Mortgage Corporation dated April 17, 2006, and recorded on April 25, 2006, in Book GI 7917, Page 179, Instrument No. 2006042500235, in the Register's Office for Hamilton County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Hamilton 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: US Bank Trust Company National Association, not in its individual capacity, but solely as owner trustee for GS Mortgage-Backed Securities Trust 2024-RPL3

Other interested parties: Anesthesiology Consultants Exchange

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

Legal Description: Being located in the Third Civil District of Hamilton County, Tennessee: Beginning on the Stephenson and Charles Dixon corner; thence South Nineteen (19) poles with the Stephenson Line to a corner in the Norman Line; thence West Eight and $\frac{3}{4}$ (8 $\frac{3}{4}$) poles with the Norman Line to a corner; thence North Nineteen (19) poles with the Edward Lamar Dixon Line to a corner in the Charles Dixon Line; thence Eastwardly Seven and $\frac{3}{4}$ (7 $\frac{3}{4}$) poles with the Charles Dixon Line, to the beginning corner. For prior title, see deed recorded in Book 6401, Page 864, in the Register's Office of Hamilton County, Tennessee.

Being the same land described in a Substitute Trustee's Deed to Household Financial Center Inc. said deed dated October 13, 2005 and recorded in Book 7718, Page 348, in the Register's Office of Hamilton County, Tennessee; see also deed to Arthur L. Cox and wife, Cathy P. Cox dated October 8, 2002 and recorded in Book 6401, Page 864, in the said Register's Office.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

The last deed of record being a Special Warranty Deed recorded as Instrument 2006042500234, Page GI 7917, Page 177, in the Register's Office for Shelby County, TN.

Street Address: The street address of the property is believed to be 332 Rock Quarry Road, Soddy Daisy, TN 37379, 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: 066C A 024

Current owner(s) of Record: Heather Green

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.

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