

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on September 4, 2025, at or about 11:00 AM, local time, at the Hardin County Courthouse, 465 Main Street, Savannah, TN, pursuant to the Deed of Trust executed by BRYON KEITH GOODMAN AND REBEKAH A GOODMAN, married, to CREASY AND JONES, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CASTLE ROCK MORTGAGE LLC dated October 6, 2023, and recorded in Book 832, Page 2460, in the Register's Office for Hardin County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Hardin 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: Nationstar Mortgage, LLC

Other interested parties: None

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

Legal Description: Beginning at an iron pin found on the north ROW of U.S. Highway 64, being the southeast corner of the parent tract, and the southwest corner of Thomas and Joann Blanton (DB. 166, pg. 286). Thence along the north ROW of US. Hwy. 64, S 81 38 00" W for 232.67 feet to an iron pin set, being THE TRUE POINT OF BEGINNING and the southeast corner of the described tract. Thence continuing along said US. Hwy. 64 ROW, S 81 38 00" W for 125.99 feet, S 81 44 49" W for 79.62 feet, S 82 25 45" W for 23.91 feet. N 33 16 35 W for 88.45 feet to an iron pin found on the south margin of Old Stage Road (Public/Paved); Thence along the south margin of Old Stage Road, N 30 23 59" E for 88.85 feet, N 48 58* 38" E for 58.12 feet, N 55 08 28" E for 80.38 feet, N 58 43 15" E for 78.94 feet, N 63 18 10" E for 5.70 feet to an iron pin set, being the northeast corner of the described tract. Thence leaving Old Stage Road, along a severance line, S 11 09 07" E for 250.03 feet to the point of beginning. Containing 1.081 Acres. (Description from prior deed)

This being the same property conveyed to Byron Keith Goodman and Rebekah A. Goodman by deed of Jeffrey Modlin and Betty J. Miller dated October 6, 2023 and of record in Record Book 832, page 2455 in the Register's Office of Hardin County, Tennessee.

Street Address: The street address of the property is believed to be 2455 US Highway 64, Adamsville, TN 38310, 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: 085-011.01

Current owner(s) of Record: BRYON KEITH GOODMAN AND REBEKAH A GOODMAN

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.

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