

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

Sale at public auction will be on January 15, 2026, at or about 11:00 AM, local time, at the main entrance to the Hawkins County Courthouse, 100 East Main Street, Rogersville, TN 37857, pursuant to the Deed of Trust executed by Donna K. Goad, an unmarried woman, to Fort Settlement Services, LLC, as Trustee for Mortgage Electronic Registration System, Inc., solely as nominee for Caliber Home Loans, Inc. dated March 19, 2021, and recorded on March 30, 2021, in Book 1397, Page 201, Instrument No. 21002530, in the Register's Office for Hawkins County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Hawkins 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: NewRez LLC d/b/a Shellpoint Mortgage Servicing

Other interested parties: None

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

Legal Description: The land referred to herein below is described as follows:

Being in the 6th Civil District of Hawkins County, Tennessee and is more particularly described as follows, to-wit:

Beginning at an iron rod (new) in the westerly sideline of Goshen valley Road, Distant S 27 Degrees 35 Minutes 56 Seconds E 179.05 Feet from the Southeastern Corner of Property of Claude A. Begley (Deed Book 422, Page 305), Said Point of Beginning Being Corner to Property of Marc Arnold (will Book 8, Page 372); Thence with the Sideline of Goshen Valley Road, N 27 Degrees 35 Minutes 56 seconds E 149.05 feet to an Iron Rod (New); Thence leaving Goshen valley road, N 62 Degrees 24 Minutes 04 Seconds W 125.00 Feet to an Iron Rod (New) Corner to Property to John Arnold et Ux. (deed book 312, page 49); Thence with the line of property of John Arnold et ux. s 27 Degrees 35 Minutes 56 Seconds w 149.05 feet to an iron rod (new) in the line of said property of Marc Arnold; Thence Leaving Property of John Arnold et ux., and with the line of property of marc Arnold, 5 62 Degrees 24 Minutes 04 Seconds e 125.00 feet to the point of beginning, containing 0.43 of an acre, more or less, said description being based upon plat entitled "Helen Arnold property" Dated October 5, 1998, and Prepared by Murrell Weems, TN R.L.S. No. 285, P.O. Box 304, Rogersville, Tennessee 37857. Description was taken from Previous Deed.

Being all of that certain property conveyed to Donna K Goad from Judy a. WHORTON, unmarried, by Deed Dated 11/16/2012 and Recorded 11/19/2012 in Instrument number 12007084, Book 1072, Page 840 of Official Records.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Book: 1332 Page: 249 Instrument: 19007935 in the Register's Office of Hawkins County, Tennessee.

Street Address: The street address of the property is believed to be 660 Goshen Valley Road, Church Hill, TN 37642, 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: 043 094.04 000

Current owner(s) of Record: Donna K Goad

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](http://CapitalCityPostings.com).**

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