

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on January 27, 2026, 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 Ted Goliday, a married man, to Structure Title Group, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as Nominee for CMG Mortgage, Inc. dba CMG Home Loans dated July 12, 2024, and recorded on July 29, 2024, in Book 650, Page 296, as Instrument No. 214852, 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: CMG Mortgage, Inc

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: A certain tract of land in the First Civil District of Warren County, Tennessee, being more particularly described as follows:

Beginning on an existing iron stake in the East margin of Chapel Drive, and the same being the Northwest corner of Lot No. 5 of Block "A" of the Second Plat of Skyline Acres Subdivision as shown by a plat in Plat Book No. 6, page 270 in Register's Office of Warren County, Tennessee, and running thence South 86 degrees 33 minutes East, 150.22 feet with South line of Lot No. 6 to an existing iron stake, the Southeast corner of Lot No. 6; thence South 04 degrees 00 minutes West, 100.00 feet with the West line of Lot No. 12 to an iron stake, the Northeast corner of Lot No. 4; thence North 86 degrees 34 minutes West, 150.00 feet with the North line of Lot No. 4 to an iron stake in the center of a drive and in the East margin of Chapel Drive; thence North 03 degrees 52 minutes East, 100.00 feet with the East margin of Chapel Drive to the beginning. Being Lot No. 5 of Block "A" of the Second Plat of Skyline Acres Subdivision as shown by a plat in Plat Book No. 6, page 270 in Register's Office, Warren County, Tennessee, and containing 0.34 acre. Per survey of Earl W. Smith, R.L.S., Tn. No. 466, P.O. Box 423, McMinnville, Tennessee 37111, dated 10-23-98.

Being the same property conveyed to Ted Goliday, a married man, by Warranty Deed of record in Record Book 650, page 293, of the Register's Office of Warren County, Tennessee.

Street Address: The street address of the property is believed to be 210 Chapel Drive, 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: 059E-A-003.00

Current owner(s) of Record: Ted Goliday

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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