

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

Sale at public auction will be on July 30, 2026, at or about 11:00 AM, local time, at the west door of the Hamilton County Courthouse, 625 Georgia Avenue, Chattanooga, TN 37402, pursuant to the Deed of Trust executed by Terence Pickett, a married man, to Foundation Title and Escrow, Series, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns, dated June 4, 2021, and recorded on June 8, 2021, in Book GI 12517, Page 417, Instrument No. 2021060800241, 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: NewRez LLC

Other interested parties: Citizens Tri-County Bank; L. Thomas Austin as Trustee; Secretary of Housing and Urban Development

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

Lot Twelve-A (12-A), Block B, North Moore Manor as shown by plat of record in Plat Book 25, Page 19, Register's Office for Hamilton County, Tennessee, to which Plat reference is hereby made for a more complete legal description. Except that part of said lot used in rounding the curve at the intersection of North Moore Lane and North Moore Road.

Being the same property conveyed to Glenn O. Martin and wife, Susie M. Martin, by Deed from Maxine O. Merritt, widow, unmarried dated May 02, 1991 and recorded May 06, 1991, in Book 3842, Page 512, in the Register's Office for Hamilton County, Tennessee.

Being the same property conveyed to Grantor(s) by deed of record recorded simultaneously herewith, in the Register's Office for Hamilton, County, Tennessee. See Warranty Deed recorded in Book GI 12517, Page 415 of said Register's Office.

Street Address: The street address of the property is believed to be 4900 North Moore Lane, Chattanooga, TN 37411, 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: 157C M 009

Current owner(s) of Record: Terrence Pickett aka Terrence Lavaughn Pickett

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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