

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

Whereas, by Deed of Trust dated April 28, 2017, and recorded at Trust Book 309, Page 84, as modified at Record Book 22, Page 859, and at Record Book 81, Page 586, all in the Register's Office for Scott County, Tennessee, Vance G. Goad, conveyed the hereinafter described property to Hugh M. Queener, Trustee, to secure the payment of his debts owing to Pinnacle Bank. On January 7, 2025, Walter N. Winchester of Knoxville, Tennessee, was appointed as Successor Trustee. Default has been made in the payment of said indebtedness, the entire balance has been declared due and payable in full and the owner and holder of said debt has directed me, the undersigned Successor Trustee, to foreclose said Deed of Trust.

NOW, THEREFORE, by virtue of the authority vested in me by said Deed of Trust, at Noon local time on June 26, 2025, at the location of the property to be sold at 11893 Scott Highway, Helenwood, Scott County, Tennessee, I will sell the following described Real Estate AT PUBLIC AUCTION to the last, highest and best bidder FOR CASH (on such terms as announced at sale), free from all equitable rights of redemption, statutory right of redemption, homestead, dower, and all other exemptions and redemptive rights of every kind, all of which were expressly waived and surrendered by the terms of said Deed of Trust, subject, however, to such prior encumbrances, deeds of trusts, assignments, judgment liens, easements, leases, objections, restrictions, out-conveyances, ad valorem property taxes (current and delinquent) and any tax liens that may appear of record, the following described real estate (the "Real Estate"):

*TRACT FIVE: LOCATED in the Third (3rd) Civil District of Scott County, Tennessee and on the West side of U.S. Hwy 27 and State Hwy 29 in what is known as the Helenwood Community and South of the former Sky-Vue Drive In Theater and identified on the records of the Scott County Tax Assessor as being a portion of Map 85, Parcel 54, and more fully described by metes and bounds by the following directive calls, to-wit:*

*BEGINNING on an iron pin the southwest corner of WD Book 157/530 (witness iron pin) the southwest corner of WD Book 184/434 South 74° 17' 11" West 118.84 feet, iron pin the Southeast corner of WD Book 184/434 South 21° 49' 06" West 130.85 feet; thence North 67° 43' 23" East with an old fence a distance of 135.17 feet to an iron pin (new); thence South 04° 28' 28" West a distance of 240.59 feet to an iron pin (new) next to top of a creek bank; thence with the creek North 56° 43' 43" West a distance of 71.73 feet to an iron pin (new); thence North 40° 02' 12" West a distance of 41.60 feet to an iron pin (new); thence North 38° 38' West still with said creek a distance of 44.13 feet to an iron pin (new); thence North 20° 03' 51" West a distance of 78.52 feet to an iron pin (new) between two creeks; thence North 75° 15' 06" East a distance of 36.10 feet to the beginning, containing 0.50 acres according to survey by Fred Moore, TRLS No. 21 dated October 13, 1990.*

*TRACT SIX: LOCATED in the Fourth (4th) Civil District of Scott County, Tennessee, and West of U. S. Highway 27 in what is known as the Helenwood Community, South of the former Sky-View Theater and identified on the records of the Scott County Tax Assessor as a portion of Map 85, Parcel 53, and more fully described by metes and bounds by the following directive calls, to-wit:*

*BEGINNING on an iron pin, the southeast corner of Ed Goad property; thence with Ed Goad's line South 74°18'15" West a distance of 137.51 feet to an iron pin in a fence line and said iron pin being the southwest corner of Ed Goad property; thence leaving Goad's line South 22°08' East and a distance 65.0 feet to an iron pin on top of a creek bank; thence South 67° 56' 33" East and a distance of 64.01 feet to an iron pin on top of a creek bank and said iron pin being the Southwest corner of Charles K. Goad property; thence North 32° 55' East and a distance of 157.0 feet, said bearing and distance being the West property line of Charles K. Goad Warranty Deed Book 157, at Page 330, to the corner of a concrete block garage; thence South 74°17'11" West and a distance of 38.11 feet to the beginning, containing 0.24 acres, more or less.*

*EASEMENT CONVEYED: Grantor further conveys to Grantees a non-exclusive roadway easement and right-of-way over the road, approximately 12' in width, which runs along the South boundary line of the above-described property and the property of Grantees described in Warranty Deed Book 157, at Page 330 to the West right-of-way of U.S. Highway 27, said road also depicted on the plat incorporated into this deed by reference, this roadway being for the purpose of providing Grantees with full access to the above-described property via said road, this easement to "run with the land" and benefit the heirs, successors and assigns of Grantees. Reference to this easement can also be found in Warranty Deed Book 173, at Page 555.*

*TRACT SEVEN: SITUATE in the Fourth (4th) Civil District of Scott County, Tennessee. Adjoining the west R-O-W of Tenn. Hwy. #29 or U.S. Hwy. #27 and more specifically bounded and located as follows; to wit:*

*BEGINNING at a concrete post in the west R-O-W of Tenn. Hwy. #29 at center line station 707 + 15.0 and 30.0 feet from the center line, then South 73° 15' West - 253.9 feet to a stake at the fence, witness 18" maple North 68° 45' East 30.0 feet; thence North 32° 55' East - 157.0 feet to the southwest corner of a block garage; thence North 85° 55' East - 135.0 feet, with the south side of the garage to an iron pin in the west R-O-W to the Highway at center line station 707 + 87.1; thence along the west R-O-W forming an interior angle with the R-O-W of 103° 30' distance 72.1 feet to the beginning forming a closing angle of 89° 00' with the common line of the Grantor and Griffith, containing 0.41 of an acre more or less according to survey dated March 17, 1980 by Walter H. Pemberton, T.R.L.S. #27, Huntsville, Tennessee.*

*BEING the same property conveyed to Vance G. Goad, by Quitclaim Deed, from Charles K. Goad and wife, Virginia Goad, dated January 14, 2010, of record in Warranty Deed Book 272, Page 166 in the Register's Office for Scott County, Tennessee.*

*THERE is excepted from the above description property conveyed in Warranty Deed Book Vol. 190, Page 25, of record in the Register's Office for Scott County, Tennessee.*

Said Real Estate has a street address of 11893 Scott Highway, Helenwood, TN 37755. Tax I.D. Nos. 085-053.01, 085-053.03, and 085-054.00. In the event of a discrepancy between the street address, the Tax I.D. Nos. and the property description, then the property description shall control.

The Real Estate will be sold AS IS WHERE IS with no warranties or representations of any kind, express or implied, and including warranty for a particular purpose. The Successor Trustee may sell the above described Real Estate together as a whole or in lots, parcels, or tracts, as announced at the sale, and no such successive sales shall exhaust the power of sale. The aforesaid sale may be postponed to a later date by oral announcement at the time and place of the published sale or cancelled without further written notice or publication. The Successor Trustee reserves the right to take or accept the next highest, or best bid, at such sale should the last and highest bidder fail or refuse to comply with the terms of sale for any reason. In such event, the Successor Trustee shall also reserve the right to reopen the bidding or republish and sell said Real Estate at the option of the undersigned. The Beneficiary may bid on said Real Estate and the Successor Trustee reserves the right to conduct the sale by or through his agents or attorneys acting in his place or stead, including the use of an auctioneer.

Pursuant to T.C.A. §35-5-104 and 26 U.S.C. §7425, the following liens claimed by the United States of America pursuant to 26 U.S.C. §7425 may apply to said Real Property, for which timely notice as required by §35-5-104 and 26 U.S.C. §7425 has been given by the undersigned to the United States of America and its authorized agents: Notice of Federal Tax Liens of record at Record Book 72, Page 7, and at Record Book 75, Page 830, both in the Register's Office for Scott County, Tennessee. This sale is subject to the United States of America's right of redemption provided by 26 U.S.C. §7425.

OTHER INTERESTED PARTIES: None

Witness my hand this the 29<sup>th</sup> day of May, 2025.

/s/ Walter N. Winchester  
**Walter N. Winchester, Successor Trustee**

**Winchester, Sellers, Foster & Steele**  
Suite 1000, First Tennessee Plaza  
800 South Gay Street  
Knoxville, Tennessee 37929  
Phone: (865) 6371980

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