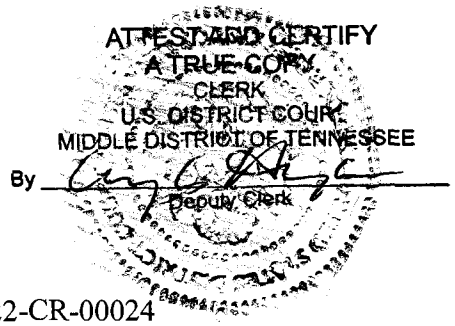
IN THE UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION



UNITED STATES OF AMERICA,	)	
	)	
Plaintiff,	)	
v.	)	Case No. 3:22-CR-00024
	)	Chief Judge Campbell
MELISSA ANN GOODWIN,	)	
	)	
Defendant.	)	

Karen Johnson Davidson County
Batch# 1259884 ORDER
04/14/2025 03:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250414-0028238

FINAL ORDER OF FORFEITURE AS TO SUBSTITUTE PROPERTY

Based on the record of this case, the United States' Motion for a Final Order of Forfeiture as to Substitute Property, and for good cause shown, the Court finds as follows:

On June 5, 2024, this Court entered a Preliminary Order of Forfeiture for the real property commonly known as 8012 Canonbury Drive, Nolensville, Tennessee 37135, ("Substitute Real Property Asset") titled in the name of Melissa A. Goodwin and more particularly described as:

> Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Final Plat Burkitt Place, Phase 1A, Section 1, of record in Plat at Instrument No. 20060315-0029572 s corrected by Surveyor's Certificate of Correction of recorded as Instrument No. 20060427-0048557 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Melissa A. Goodwin, a single woman, by Warranty Deed from Mary S. Bessinger, an unmarried woman, dated April 29, 2014, and recorded at Instrument No. 20140819-0074944, Register's Office for Davidson County, Tennessee.

This Preliminary Order of Forfeiture extinguished Defendant's interest in the Substitute Real Property Asset.

Pursuant to Fed. R. Crim. P. 32.2(b)(6) and 21 U.S.C. § 853(n), public notification has occurred and all persons who appeared to be a potential claimant with standing were provided direct notice of the forfeiture.

BOKF, N.A. ("BOKF") and Stephen F. Hupka filed timely petitions asserting an interest in the Substitute Real Property Asset.

The United States entered into separate settlement agreements with BOKF and Stephen F. Hupka. (D.E. 54; D.E. 71.) This Court approved both settlement agreements. (D.E. 58; D.E. 72.)

The United States agrees to pay from the proceeds of the sale of the Substitute Real Property Asset the amounts due BOKF and Stephen F. Hupka pursuant to ordered settlement agreements.

Other than Defendant, whose interest was previously forfeited to the United States, the parties identified above are the only parties known to have any potential interest in the Substitute Real Property Asset, and the time for filing such petitions has expired.

Accordingly, it is hereby:

ORDERED, ADJUDGED, and **DECREED** that for good cause shown, the United States' Motion for a Final Order of Forfeiture as to Substitute Property is **GRANTED**.

It is **FURTHER ORDERED** that, pursuant to 21 U.S.C. § 853(n)(7) and Federal Rule of Criminal Procedure 32.2(c)(2), all right, title, and interest in the Substitute Real Property Asset has been extinguished as to Defendant and is now extinguished as to any other third party interest. Clear title to the Substitute Real Property Asset is now vested in the United States.

It is **FURTHER ORDERED** that the United States Marshals Service shall pay from, and up to the limit of, the gross proceeds of sale, the following expenses in the order stated:

i. First, to the payment of all expenses incurred in the seizure, custody, maintenance, security, and preparation of the Substitute Real Property Asset for sale;

ii. Second, to the payment of all expenses incurred by the United States Marshals Service in the sale of the Substitute Real Property Asset. For real property such expenses, in the discretion of the United States Marshals Service, may include commissions, transfer taxes, recording fees, title insurance, surveys, and similar expenses of closing along with marketing expenses and disposal fees;

iii. Third, to the payment of any real property taxes assessed against the Substitute Real Property Asset;

iv. Fourth, to the payment of any amounts necessary to redeem the Substitute Real Property Asset from foreclosure or tax sale;

v. Fifth, to the payment of any expenses customarily paid by the seller in the sale of assets of that type (e.g. for real property: utilities, etc.); and

vi. Sixth, to the payment of any liens attached to and secured by the Substitute Real Property Asset in the order of priority: 1) BOKF; and 2) Stephen F. Hupka.

It is **FURTHER ORDERED** that the Substitute Real Property Asset shall be disposed of according to law.

It is **FURTHER ORDERED** that the United States Marshals Service and/or their duly appointed agent is directed to seize the Substitute Real Property Asset and take full and exclusive custody and control of same. The United States Marshals Service and/or its duly authorized agent is authorized to make immediate entry onto the property for the purposes of inspection, preservation, security, and safety, and for any other purpose related to the forfeiture.

It is **FURTHER ORDERED** that the net proceeds from the forfeited Substitute Real Property Asset will be credited towards Defendant's Order of Forfeiture.

It is **FURTHER ORDERED** that the United States District Court shall retain jurisdiction

in the case for the purpose of enforcing this Order.

SO ORDERED this 8th day of April 2025.

WILLIAM L. CAMPBELL
Chief United States District Court Judge

202504140028238

Certificate of Authenticity

I, Stephanie N. Toussaint, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 8, 2025.

Stephanie N. Toussaint
Affiant Signature

April 8, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2025.

Notary's Signature

My Commission Expires: 1/24/2028
Date

Notary's Seal (if on paper)

