

LEGALS & PUBLIC NOTICES

NOTICE OF FORECLOSURE SALE STATE OF TENNESSEE, CANNON COUNTY

WHEREAS, Ciara Jasmine Scott executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Amerisave Mortgage Corporation, Lender and 20/20 Title, LLC, Trustee(s), which was dated May 10, 2023, and recorded on May 18, 2023, in Book 245, at Page 582 in Cannon County, Tennessee Register of Deeds.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, AmeriSave Mortgage Corporation, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on **February 27, 2025, at 02:00 PM** at the usual and customary location at the Cannon County Courthouse, Woodbury, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Cannon County, Tennessee, to wit:

The land hereinafter referred to is situated in the City of Woodbury, County of Cannon, State of TN, and is described as follows:

A tract or parcel of land in the 5th Civil District of Cannon County, Tennessee, and being bounded and described as follows:

Beginning on a steel pin in the South margin of Petty Gap Public Road, this point Vernon Eugene Reed's Northwest corner; thence S 17 deg 35 min W 210 feet to a steel pin; thence N 58 deg 45 min W 150 feet to a steel pin; thence N 17 deg 35 min E 212.5 feet to a steel pin in the South margin of Petty Gap Public Road; and thence S 58 deg 15 min E 150 feet with said road margin to the point of beginning, containing .75 acre more or less. For identification purposes only, this tract of realty is designated as Tract No. 2 of a certain survey and plat prepared thereof by JJ. Kruthaup Tennessee Registered Land Surveyor #152. This portion of realty may also be identified as a portion of Map #65, Parcel #21, Office of County Tax Assessor.

Being all that certain property conveyed from Ciara Jasmine Scott, Executrix of the Estate of Hazel P Scott to Ciara Jasmine Chantel Scott by the deed dated September 21, 2022 and recorded October 11, 2022 as Instrument Number 70500 in Book 239, Page 372 of official records.

APN: 065 19600 000

Parcel ID Number: 065 196
Address/Description: 185 Petty Gap Rd, Woodbury, TN 37190
Current Owner(s): Ciara Jasmine Chantel Scott
Other Interested Party(ies):

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; a deed of trust; and any matter than an accurate survey of the premises might disclose; and All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

This office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee
c/o Tennessee Foreclosure Department
4360 Chamblee Dunwoody Road Suite 310
Atlanta, GA 30341
PH: 404-789-2661 FX: 404-294-0919
File No.: 24-36351 FC01

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on February 18, 2025, at or about 10:00 AM, local time, at the County Courthouse Square, Cannon County Courthouse, 200 West Main Street, Woodbury, TN 37190, pursuant to the Deed of Trust executed by Robert Newkirk (a married man), to Signature Title Services, LLC as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Solutions of Colorado, LLC dated July 10, 2019, and recorded in Record Book 195, Page 431, in the Register's Office for Cannon County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Cannon 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: **SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES**
Other interested parties: Ascend Federal Credit Union; MV Realty of Tennessee LLC
The hereinafter described real property located in Cannon County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:
Legal Description: Land in Cannon County, Tennessee, being Lot No. 37 on the Plan of Cannon Downs Phase IV, as of record in Plat Cabinet 2, Slide 181, Register's Office for Cannon County, Tennessee, to which said plan reference is hereby made for a more complete description.
Being the same property conveyed to Robert Newkirk, a married man, by Warranty Deed from Suzanne Di Noble, unmarried, dated September 25, 2018, of record in Record Book 188, page 399, Register's Office for Cannon County, Tennessee.
Previously being the same property conveyed to Suzanne Di Noble, by Warranty Deed from Nathan Johnson and wife, Sarah Johnson, dated August 19, 2011, of record in Record Book 133, page 895, Register's Office for Cannon County, Tennessee.
Street Address: The street address of the property is believed to be 61 Cannon Downs, Woodbury, TN 37190, 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: 059-074.37 000
Current owner(s) of Record: Robert Newkirk

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.

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 adjourn the sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of sale. 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.

Padgett Law Group, Substitute Trustee
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
PLG# 24-013562-1

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated JULY 12, 2019, and the Deed of Trust of even date, securing said Note recorded JULY 18, 2019, in Book 195, at Page 469-479, as Document #58753 in the Register's office for CANNON COUNTY, Tennessee, executed by RUSSELL GARRETT AND TAYLOR GARRETT, HUSBAND AND WIFE, conveying the certain property described therein to CRAIG MILLER, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ACOPIA, LLC its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record JANUARY 23, 2025, in the Register's office for CANNON COUNTY, Tennessee in Book 264, at Page 933-935, as Document #77414.

WHEREAS, the owner and holder of the Note has declared the entire indebtedness due and payable and demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

NOW, THEREFORE, notice is hereby given that an agent of Marinosci Law Group, P.C., as Successor Trustee, pursuant to the power, duty and authority vested in and conferred upon said Successor Trustee, by the Deed of Trust, will on March 6, 2025 at 12:00 PM central at the County Courthouse Square, Cannon County Courthouse, 200 West Main Street in Woodbury, Tennessee offer for sale to the highest bidder for cash, and free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Cannon County, Tennessee, described as follows:

BEING ALL OF LOT 1 ON THE SURVEY OF FREEZE, HOLLOW SPRINGS ROAD OF RECORD IN PLAT CABINET 4, PAGE 83A, OF THE REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE AND FURTHER BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LYING IN THE 5TH CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE, GENERALLY BOUNDED ON THE NORTH BY FREEZE (RB. 149, PG. 569), ON THE EAST BY HOLLOW SPRINGS ROAD (50 FT. RIGHT-OF-WAY), ON THE SOUTH BY THE REMAINING FREEZE (RB. 95, PG. 84), AND ON THE WEST BY FREEZE (RB. 95, PG. 81), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2-INCH CAPPED REBAR SET IN THE WEST MARGIN OF HOLLOW SPRINGS ROAD, BEING THE SOUTHEAST CORNER OF FREEZE (RB. 149, PG. 569) AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG THE MARGIN OF SAID ROAD, THE FOLLOWING CALLS: THENCE S 33°01'17" W, 28.64 FT.; THENCE S 33°01'26" W, 210.01 FT. TO A 1/2-INCH CAPPED REBAR SET, BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING THE MARGIN OF SAID ROAD AND WITH A NEW SEVERANCE LINE, N 66°54'07" W, 225.90 FT. TO A 1/2-INCH CAPPED REBAR SET IN THE EAST LINE OF FREEZE (RB. 95, PG. 81), BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH THE EAST LINE OF FREEZE, THE FOLLOWING CALLS: THENCE N 22°09'49" E, 84.45 FT. TO A 30-INCH ASH; THENCE N 32°42'39" E, 142.03 FT. TO AN AXLE FOUND, BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUING WITH THE EAST LINE OF FREEZE (RB. 95, PG. 81) AND WITH THE SOUTH LINE OF FREEZE (RB. 149, PG. 569), S 69°22'54" E, 244.92 FT. TO THE POINT OF BEGINNING, CONTAINING 1.26 ACRES, AS SURVEYED BY NORTH CUTT & ASSOCIATES LAND SURVEYING, 409 WOODBURY HIGHWAY, MANCHESTER, TN 37355, JOB #19C-128, DATED 06-20-2019, AND BEING MORE OR LESS THE PROPERTY DESCRIBED IN DB. 167, PG. 409 AND A PORTION OF THE PROPERTY DESCRIBED IN RB. 95, PG. 84, ROCCTN. BEING THE SAME PROPERTY CONVEYED TO RUSSELL GARRETT AND TAYLOR GARRETT, HUSBAND AND WIFE, BY WARRANTY DEED OF RECORD BOOK 195, PAGE 467, OF THE REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE.

More Commonly Known As: 700 HOLLOW SPRINGS ROAD, WOODBURY, TN 37190

Said sale shall be held subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; to any matter that an accurate survey of the premises might disclose; and subject to, but not limited to, the following parties who may claim an interest in the above-referenced property: RUSSELL GARRETT, TAYLOR GARRETT, OCCUPANTS/TENANTS OF 700 HOLLOW SPRINGS ROAD, WOODBURY, TN 37190

To the best of the Successor Trustee's knowledge, information, and belief, there are no other Federal or State tax lien claimants or other claimants upon the subject property which would require notice pursuant to the terms and provision of T.C.A. § 35-5-104 or T.C.A. § 67-1-1433 or 26 U.S.C. § 7425.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The Successor Trustee may postpone the above referenced sale from time to time as needed without further publication. The Successor Trustee will announce the postponement on the date and at the time and location of the originally scheduled sale.

This is an attempt to collect a debt, and any information obtained will be utilized for that purpose.

Marinosci Law Group, P.C., Successor Trustee
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