

LEGALS & PUBLIC NOTICES

The Cannon County Board of Zoning Appeals meets at 5:30pm and Planning Commission meets at 6:00pm, 4th Tuesday of each month at Cannon County Courthouse.

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

TOWN OF WOODBURY BOARD OF MAYOR AND ALDERMEN REGULAR MEETING TUESDAY FEBRUARY 4, 2025 @ 7:00PM

AGENDA

- Call to order
- Roll call
- Prayer/Pledge
- Public comment period from citizens
- Approve the minutes of the January 7, 2025 meeting
- Consider RESOLUTION NO. 2025-03, second

resolution for consideration by the Town of Woodbury Board of Mayor and Aldermen to annex certain territory upon written consent of the owners and to incorporate the same within the boundaries of the City of Woodbury, Tennessee (a 1.55 acre portion of Parcel 117.00 of Cannon County Tax Map 039 located off of McMinnville Highway, State Highway 70S)

- Reports from Mayor, Committees, and Department Heads
- Adjourn

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
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(850) 422-2567 (facsimile)
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PLG# 24-013562-1

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