

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS
Estate of William Matthew Holt,
Notice is hereby given that on the 22nd day of November, 2022 Letters of Administration in respect of the estate of William Matthew Holt, deceased were issued to the undersigned of County

Probate Court of Cannon County, TN. All persons both resident and non-residents, having claims matured and unmatured against said estate are required to file same with the clerk of the above named court within four months of the first publication of this notice, otherwise their claims will

be forever barred. This is the 22nd day of November, 2022. Cheryl Holt, administrator of the estate of William Matthew Holt, deceased. Lana Jones, County Clerk D. Russell Thomas, Attorney

Cannon County School Board Meeting / Workshop

Tuesday • December 6th, 2022 @ 6:00 pm

Board WORKSHOP

CSE Cafeteria
8383 Jim Cummings Hwy • Bradyville, TN

Thursday • December 8th, 2022 @ 6:00 pm

Board MEETING

CCES/CCMS Cafeteria
530 West Adams St. • Woodbury TN

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on January 26, 2023, at or about 10:00 AM, local time, at the County Courthouse Square of the Cannon County Courthouse, 200 West Main Street, Woodbury, TN 37190, pursuant to the Deed of Trust executed by Shaun M Berlinger and Heather R Berlinger as husband and wife, to Memorial Title, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for loanDepot.com, LLC dated May 3, 2017, and recorded in Book 175, Page 259, as Instrument No. 52735, and modified in Book 193, Page 533, as Instrument No. 58215, 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: loanDepot.com, LLC

Other interested parties: None

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: LOCATED IN THE 9TH CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE. BOUND ON THE NORTH AND EAST BY JEFFORY CARL YOUNG (DEED BOOK 163, PAGE 401); ON THE SOUTH BY RALPH & DEBORAH HARVEY (RECORD BOOK 159, PAGE 827); ON THE WEST BY SHORT MOUNTAIN ROAD A.K.A. STATE HIGHWAY 146 (60 FOOT WIDE RIGHT-OF-WAY); AND BEING MORE PRECISELY DESCRIBED AS BEGINNING ON AN IRON PIN SET ON THE EAST MARGIN OF SHORT MOUNTAIN ROAD APPROXIMATELY 0.31 MILES SOUTH OF GUNTER HOLLOW ROAD, BEING A SOUTHWEST CORNER OF YOUNG AND THE NORTHWEST CORNER OF THIS TRACT; THENCE WITH YOUNG'S SOUTH FENCE LINE N 84 DEGREES 27' 27" E, 386.82 FEET TO AN IRON PIN SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE WITH YOUNG'S WEST LINE S 09 DEGREES 17' 31" E, 265.05 FEET TO A PIPE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE WITH HARVEY'S NORTH LINE S 72 DEGREES 57' 49" W, 425.57 FEET TO AN IRON PIN FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE WITH THE EAST MARGIN OF SHORT MOUNTAIN ROAD N 03 DEGREES 25' 46" W, 349.52 FEET TO THE IRON PIN SET AT THE BEGINNING, CONTAINING 123,441 SQUARE FEET OR 2.83 ACRES OF LAND, MORE OR LESS AS SURVEYED BY MICHAEL C. ROBERTS, PLS #2064 ON APRIL 24, 2017.

THIS IS THE SAME PROPERTY CONVEYED TO AMANDA JOHNSON BY WARRANTY DEED FROM EDWARD BRAMBLETT AND WIFE, KIMBERLY BRAMBLETT RECORDED JANUARY 6, 2012 IN RECORD BOOK 136, PAGE 433, IN THE REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE.

THIS PARCEL IS SUBJECT TO AN INGRESS/EGRESS EASEMENT TO RALPH HARVEY DESCRIBED IN RECORD BOOK 159, PAGE 827 AND TO ALL EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

BEING THE SAME PROPERTY CONVEYED TO SHAUN M. BERLINGER AND HEATHER R. BERLINGER, HUSBAND AND WIFE BY DEED FROM AMANDA HAGAR AS OF RECORD IN RECORD BOOK 175, PAGE 257, REGISTER'S OFFICE FOR CANNON COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 6848 Short Mountain Road, 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: 035 024.00

Current owner(s) of Record: Shaun M Berlinger aka Shaun Michael Berlinger and Heather R Berlinger aka Heather Ruth Berlinger

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 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.

THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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# 20-027452-8



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CANNON COURIER

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- Elections/Polling places, initiative petitions
- Foreclosures
- Tax assessments/proposals
- Unclaimed property
- School Board issues



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