

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

Sale at public auction will be on July 22, 2026, at or about 11:00 AM, local time, outside the east door of the Montgomery County Courthouse, 1 Millennium Plaza, Clarksville, TN 37040, pursuant to the Deed of Trust executed by Jerome Earl Brezinka, a married man, to Cunningham, Mitchell & Rocconi, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns, dated March 4, 2022, and recorded in Book 2194, Page 1289, in the Register's Office for Montgomery County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Montgomery 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: NewRez LLC

Other interested parties: Coastal Community Bank; Doma Insurance Agency, Inc. as Trustee; Secretary of Housing and Urban Development, Lafayette Federal Credit Union, SHEFFIELD WOODS HOMEOWNERS ASSOCIATION, INC.; Jerome Earl Brezinka

The hereinafter described real property located in Montgomery County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: Being Lot 10, on the plan of Sheffield Woods Subdivision, Section 1, as shown by plat of record in Plat Book 13, Page 735, Plat 735 and re-plat of record in Plat Book 14, Page 175, Plat 175, in the Register's Office for Montgomery County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This conveyance is subject to (1) building setback lines, utility and drainage easements and all other matters as shown on the aforementioned plat of record (2) Restrictive Covenants of record in ORBV 662, Page 1303, in the Register's Office for Montgomery, Tennessee (3) all applicable zoning ordinances (4) utility, sewer, drainage and other easements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (6) building restrictions, and (7) other matters of public record, in the Register's Office for Montgomery, Tennessee.

Being the same property conveyed to grantor by deed of record in ORBV 2194, Page 1287 in the Register's Office for Montgomery County, Tennessee.

This property is further identified as tax parcel # 87B-A-10 in the Montgomery County Tax Assessor's Office.

Street Address: The street address of the property is believed to be 140 Lyme Drive, Clarksville, TN 37043, 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: 087B A 01000 00011087B

Current owner(s) of Record: Heidi Brezinka

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 postpone or adjourn the sale to another specified time certain or to another date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announced on the date, time, and location of sale set forth above or any subsequent postponed or adjourned date, time, and location of sale; provided, however if the sale is postponed or adjourned for less than five (5) days after the original sale, announcement by internet posting is not required.

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 Notice of Sale has been posted by Capital City Posting and can be viewed online at [CapitalCityPostings.com](http://CapitalCityPostings.com).**

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](mailto:attorney@padgettlawgroup.com)