



NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated MAY 25, 2022, and the Deed of Trust of even date, securing said Note recorded JUNE 2, 2022, in Book 801, at Page 197-207, as Document #162269 in the Register's office for HARDIN County, Tennessee, executed by JUSTIN M THOMAS AND JESSICA N THOMAS, HUSBAND AND WIFE, conveying the certain property described therein to CREAMY & JONES ATTORNEY AT LAW, P.C., Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FORTUNE FINANCIAL CORPORATION its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record NOVEMBER 25, 2024, in the Register's office for HARDIN County, Tennessee in Book 841, at Page 731-733, as Document #177235.

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 January 8, 2025 at 02:00 PM central at the front door of the Hardin County Courthouse, 465 Main Street in Savannah, 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 Hardin County, Tennessee, described as follows:

BEGINNING ON A STEEL FENCE POST FOUND, STEEL FENCE POST BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO SCOTTY W. DENDY AND JENNIFER S. DENDY, BY DEED RECORDED IN DEED BOOK 160 PAGE 9 ROHC, A POINT IN THE SOUTH BOUNDARY LINE OF A TRACT CONVEYED TO JERRY L CUMMINGS AND WIFE, BRENDA P. CUMMINGS BY DEED RECORDED IN DEED BOOK 69, PAGE 553 ROHC, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; RUNS THENCE SOUTH 87 DEGREES 19 MINUTES 39 SECONDS EAST, A DISTANCE OF 107.18 FEET, ALONG AND WITH THE SOUTH BOUNDARY LINE OF SAID JERRY L. CUMMINGS TRACT, THE NORTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, TO AN IRON ROD SET, BEING A POINT IN SAID JERRY L. CUMMINGS SOUTH BOUNDARY LINE, THE NORTHWEST CORNER OF A TRACT CONVEYED TO BRUCE RAINEY AND WIFE, JUDY RAINEY, BY DEED RECORDED IN DEED BOOK 108, PAGE 344 ROHC, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; RUNS THENCE SOUTH 03 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 171.08 FEET, ALONG AND WITH THE WEST BOUNDARY LINE OF SAID RAINEY TRACT, THE EAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, TO AN IRON ROD SET IN THE NORTH RIGHT OF WAY OF PERRY LOOP, BEING THE SOUTHWEST CORNER OF SAID RAINEY TRACT, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; RUNS THENCE NORTH 86 DEGREES 29 MINUTES 56 SECONDS WEST A DISTANCE OF 107.01 FEET ALONG AND WITH THE NORTH RIGHT OF WAY OF PERRY LOOP, TO A UTILITY POLE IN SAID RIGHT OF WAY, BEING THE SOUTHEAST CORNER OF SAID DENDY TRACT, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; RUN THENCE NORTH 03 DEGREES 30 MINUTES 50 SECONDS EAST A DISTANCE OF 169.53 FEET, ALONG AND WITH THE EAST BOUNDARY LINE OF SAID DENDY TRACT, THE WEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, TO THE POINT OF BEGINNING, CONTAINING 0.419 ACRES OF LAND MORE OR LESS. BEING LOT NO. 12 IN THE ENCHANTED OAKS SUBDIVISION AS SHOWN IN PLAT CABINET 2, SLIDE 86 IN THE HARDIN COUNTY REGISTER'S OFFICE. (DESCRIPTION ACCORDING TO SURVEY OF O. H. FREELAND TN R.L.S #1018 DATED JULY 18, 1996.)

THIS BEING THE SAME PROPERTY CONVEYED TO JUSTIN M. THOMAS AND JESSICA N. THOMAS, HUSBAND AND WIFE BY DEED OF CODY W. DENDY DATED FEBRUARY 12, 2019 AND RECORDED IN BOOK 703 AT PAGE 374 IN THE OFFICIAL RECORDS OF THE HARDIN COUNTY REGISTER OF DEEDS.

More Commonly Known As: 270 MADDOX LOOP, SAVANNAH, TN 38372

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: JESSICA N THOMAS, JUSTIN M THOMAS, OCCUPANTS/TENANTS OF 270 MADDOX LOOP, SAVANNAH, TN 38372.

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
555 Perkins Extended, Suite 445
Memphis, TN 38117
Office: (901) 203-0680
Fax: (901) 440-0561 (#24-06027) (12123tc)

NOTICE TO CREDITORS
ESTATE OF RICKY LYNN PLUNK

Notice is hereby given that on the 10th day of December, 2024, Letters Testamentary (or of administration as the case may be) in respect to the Estate of Ricky Lynn Plunk, who died October 26, 2024, were issued the undersigned by the Chancery Court of Hardin County, Tennessee. All persons, resident and nonresident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above named Court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death. This 10th day of December, 2024.

/s/ Wendy Hernandez, Administrator
/s/ Joe Brown, Attorney for the Estate
/s/ Jennifer Fielder, Clerk and Master (12192tp)

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated October 12, 2018, and the Deed of Trust of even date securing the same, recorded October 17, 2018, in Book No. 697, at Page 386, in Office of the Register of Deeds for Hardin County, Tennessee, executed by Andrew C Atkinson and Kathrine Atkinson, conveying certain property therein described to Creamy & Jones Attorneys at Law as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Stockton Mortgage Corporation, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by MidFirst Bank.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by MidFirst Bank, will, on March 5, 2025 on or about 2:00 PM, at the Hardin County Courthouse 465 Main Street, Savannah, TN 38372, offer for sale certain property hereinafter described to the highest bidder FOR certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Hardin County, Tennessee, and being more particularly described as follows:

Beginning at a railroad spike lying in the centerline of the Caney Branch Road-Ledbetter Cemetery Lane intersection, the southeast corner of the property of Rhonda Gail Sharp recorded in Record Book No 463, Page No 498 in the Office of the Register of Deeds of Hardin County, Tennessee, the southwest corner of the Tennessee Housing Development Agency property recorded in Deed Book No 124, Page No 740, the northwest corner of the Creath L Simmons property recorded in Record Book No 268, Page No 410, and the northeast corner of the Christopher Odell Lambert and wife, Kathrine J Lambert property recorded in Record Book No 621, Page No 819, runs thence North 14 degrees 48 minutes 24 seconds West, 145.37 feet, thence North 10 degrees 26 minutes 31 seconds West with the centerline of the roadway, 183.89 feet to a railroad spike found, the southeast corner of the Mitchael Johnson property described in Record Book No 691, Page No 177 and the northeast corner of the Rhonda Gail Sharp property recorded in Record Book No 463, Page No 498, runs thence North 10 degrees 26 minutes 31 seconds West with the east boundary line of Johnson, 25.34 feet runs thence North 5 degrees 33 minutes 28 seconds West, continuing with the centerline of the roadway marking the east boundary of the Mitchael Johnson property described in Record Book No 691, Page No 177, 142.70 feet to a magnetic PK nail set in the centerline of the roadway, the southeast corner and TRUE POINT OF BEGINNING of this 3.39 acre parcel, runs thence North 84 degrees 15 minutes 19 seconds West with a severance line crossing the Mitchael Johnson property described in Record Book No 691, Page No 177, 28.26 feet to a no. 4 rebar set on the west side of the roadway, runs thence North 84 degrees 15 minutes 19 seconds West, 181.63 feet to a no. 4 rebar runs thence North 84 degrees 15 minutes 19 seconds West, 200.00 feet to a no. 4 rebar set at the southwest corner of this 3.39 acre parcel, runs thence North 11 degrees 18 minutes 41 seconds East. 217.03 feet to a no. 4 rebar set, runs thence North 11 degrees 18 minutes 41 seconds East, 228.70 feet to a no. 4 rebar set, runs thence North 11 degrees 18 minutes 41 seconds East, 20.00 feet to a utility pole found on the south side of the Coney Branch Hardin County public roadway, runs thence North 11 degrees 18 minutes 41 seconds East. 42.09 feet to the centerline of the roadway, the same being the northwest corner of this 3 39 acre parcel lying in the south boundary line of the Dickey Eugene Strawn and wife, Rita Strawn property described in Record Book No 502, Page No 575, runs thence South 63 degrees 44 minutes 31 seconds East with the centerline of the roadway marking the north boundary of this 3 39 acre parcel, 83.90 feet, runs thence South 57 degrees 50 minutes 57 seconds East, 71.39 feet, thence South 50 degrees 17 minutes 54 seconds East. 55.52 feet, thence South 42 degrees 21 minutes 51 seconds East. 57.78 feet, thence South 27 degrees 32 minutes 40 seconds East, 112.45 feet to a magnetic PK nail found in the intersection of Caney Branch Road and New Hope Drive, the southwest corner of Strawn and the northwest corner of the J D Pickens and wife, Bonnie Pickens property recorded in Deed Book No 72, Page No 464, runs thence continuing with the centerline of Caney Branch Road marking the east boundary of this tract and the west boundary of Pickens, South 11 degrees 18 minutes 45 seconds East, 109.81 feet, thence South 05 degrees 33 minutes 28 seconds East, 179.18 feet to the point of beginning, containing 3.39 acres more or less by survey of H E Williams, Jr, PE. RLS, Tennessee Certificate No 505, Savannah, Tennessee, in September of 1999 and August of 2018 All bearings contained in this description are local magnetic and were observed in September of 1999 and August of 2018.

ALSO KNOWN AS: 2055 Caney Branch Road, Adamsville, TN 38310

This sale is 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; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above- referenced property:

ANDREW C ATKINSON KATHRINE ATKINSON TENANTS OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. 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. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record. W&A No. 353568

DATED December 18, 2024
WILSON & ASSOCIATES, P.L.L.C., Successor Trustee (12263tc)

NOTICE TO CREDITORS
ESTATE OF JAMES LEE HATLEY

Notice is hereby given that on the 6th day of December, 2024, Letters Testamentary (or of administration as the case may be) in respect to the Estate of JAMES LEE HATLEY, who died on November 13, 2024, were issued the undersigned by the Chancery Court of Hardin County, Tennessee. All persons, resident and nonresident, having claims, matured or unmatured, against the estate are required to file the same with the Clerk of the above named Court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death. This 6th day of December, 2024.

/s/ Justin Allen Hunt, Executor
/s/ Brennan E. Parrish, Attorney for the Estate
/s/ Jennifer Fielder, Clerk and Master (12192tp)

NOTICE TO CREDITORS

The Estate of Carolyn Ann Goodman, Deceased

Notice is hereby given that on the 27th day of November, 2024, Letters Testamentary in respect to the Estate of Carolyn Ann Goodman, who died October 28, 2024, were issued to Mark Reel, the undersigned, by the Clerk and Master of the Probate Division of the Chancery Court for Hardin County, Tennessee. All persons, resident and nonresident, having claims, matured or unmatured, against the estate are required to file the same with the Clerk & Master on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death. This the 27th day of November, 2024.

/s/ Mark Reel, Executor
/s/ Nan Barlow, Attorney of the Executor
/s/ Jennifer Fielder, Clerk and Master (12192tp)

NOTICE TO CREDITORS
ESTATE OF IMA GEAN BARNES

Notice is hereby given that on the 13th day of December, 2024, Letters Testamentary (or of administration as the case may be) in respect to the Estate of Ima Gean Barnes, who died October 26, 2024, were issued the undersigned by the Chancery Court of Hardin County, Tennessee. All persons, resident and nonresident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above named Court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death. This 13th day of December, 2024.

/s/ Debra Garrison-Neill, Administrator
/s/ Joe Brown, Attorney for the Estate
/s/ Jennifer Fielder, Clerk and Master (12192tp)

IN THE JUVENILE COURT OF MADISON COUNTY, TENNESSEE
STATE OF TENNESSEE
DEPARTMENT OF CHILDREN'S SERVICES
PETITIONER

vs.
SARAH MOORE
WILLIAM RODRIGUEZ
RESPONDENTS

No. 63-56,297

IN THE MATTER OF:
Lanney Blaise Rodriguez, DOB: 05/17/24
A CHILD UNDER EIGHTEEN (18) YEARS OF AGE
ORDER OF PUBLICATION

It appearing to the Court from the allegations of the Petition in this cause and the affidavit of the Petitioner that the whereabouts of Respondents, Sarah Mechelle Moore and William Rodriguez, are unknown and that ordinary process of law cannot be served upon either of them,

It is therefore ordered that the Respondents be served by publication of the following notice for four (4) consecutive weeks in The Savannah Courier, a newspaper published and distributed in Hardin County, Tennessee.

TO SARAH MECHELLE MOORE & WILLIAM RODRIGUEZ:

The State of Tennessee, Department of Children's Services, has filed a petition against you due to the dependency and neglect of the minor child Lanney Blaise Rodriguez. It appears that ordinary process of law cannot be served upon you because your whereabouts are unknown. You are, therefore, ordered to respond by filing an Answer to the Petition filed in this matter. A copy of the Petition may be obtained at the office of the Juvenile Court of Madison County, 110 Irby Street, Jackson, Tennessee.

This notice will be published for four consecutive weeks. The last date of publication will be 1/2/2025. You must file an Answer within thirty days from the last date of publication. If you fail to do so, judgment by default shall be taken against you on 2/11/2025 at 10:00 a.m. for the relief demanded in the petition. All future documents filed in this cause shall be filed with the Clerk of the Court and shall be considered as served upon you. You may request your copy from the Clerk of the Court.

Entered this 3rd day of December 2024.
/s/ Christy R. Little, JUVENILE COURT JUDGE
Approved for Entry:
/s/ Brittany E. Buckley, BPR #038417
Attorney for State of Tennessee
Department of Children's Services
225 Dr. Martin L. King, Jr. Drive
Jackson, TN 38301
731-421-2000 (12124tc)

Looking for a Legal Notice? CHECK OUT OUR WEBSITE AT... www.courieranywhere.com

NOTICE TO FURNISHERS OF LABOR AND MATERIALS TO: Jones Bros. Contractors, LLC
PROJECT NO.: 36S015-M3-002
CONTRACT NO.: CNW308
COUNTY: Hardin
The Tennessee Department of Transportation is about to make final settlement with the contractor for construction of the above numbered project. All persons wishing to file claims pursuant to Section 54-5-122, T.C.A. must file same with the Director of Construction, Tennessee Department of Transportation, Suite 700 James K. Polk Bldg., Nashville, Tennessee 37243-0326, on or before 1/27/2025.

PUBLIC NOTICE

To whom it may concern
I am filing for a new title for a 2004 Yellow Suzuki DRZ 400E
VIN#: JS1DK44A942100656
Anyone with proof of claim should contact Larry Wilbanks 915 East Main St. Savannah, TN 38372 by certified mail, return receipt requested within 10 business days from this publication.

PUBLIC NOTICE SAVANNAH CITY COMMISSION MEETINGS

The City Commission will meet as follows:
Study Session - Thursday, January 2, 2024, at 5:30 p.m.
Regular Monthly Meeting - Thursday, January 2, 2024, following Study Session.
All meetings are held at Savannah City Hall, 140 Main Street, Savannah, TN 38372.
Any person with a disability needing special accommodations should call (731) 925-3300 prior to the above-mentioned time.

The COURIER
We will be closed Tuesday, Dec. 24 & Wednesday, Dec. 25.
Office will be reopen Thursday, Dec. 26
Have a Blessed Christmas!
375 Main Street | Savannah, TN 38372
731-925-6397
www.courieranywhere.com



# Obituaries

## Gary Lipford

June 29, 1958 -  
Dec. 15, 2024



Gary Lipford, 66, of Michie, departed this life on Sunday, Dec. 15, in Nashville. He was born on June 29, 1958, in Ypsilanti, Michigan, the son of the late Wilford and Martha Fowler Lipford.

He was united in marriage to Sherry Barlow on May 8, 2004.

Mr. Lipford worked for over 35 years at World Color in Corinth, Mississippi. He enjoyed watching westerns, yard work, traveling and working in his shop.

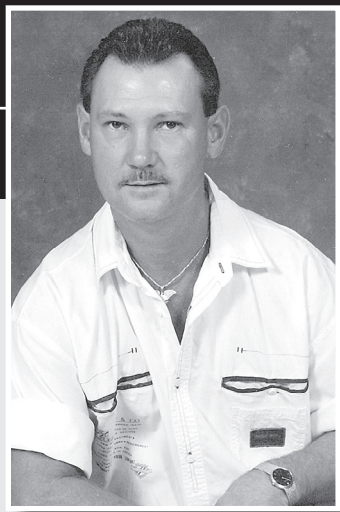
He is survived by his wife Sherry Lipford of Michie, Tennessee; a son, Gregory Lee Lipford of Corinth, Mississippi; two stepdaughters, Jennifer Walker of Counce, Tennessee and Kristi Hebel of Nashville, Tennessee; three grandchildren, Justin Hebel, Ella Walker, Drake Walker; sister, Susan Simmons (Mike) of Corinth; brother, Jeff Lipford (Lisa) of Michie; and a host of nieces, nephews and friends.

In addition to his parents, Mr. Lipford was preceded in death by a son, Christopher Lee Lipford.

Memorial services were held on Thursday, Dec. 19, at Acton Church of Christ in Michie, with Jeff Harvill officiating. Burial followed at Acton Community Cemetery in Michie.

## Jerry Rose

Nov. 2, 1950 -  
Dec. 17, 2024



Jerry Wayne Rose, 74, of Savannah, passed at Corinth in the hospital on Tuesday, Dec. 17. He was born on Nov. 2, 1950, to the late Elvin Lee and Virgie Mae Stricklin of Hardin County.

On April 11, 1970 he married the love of his life, Mary Banks at the courthouse in Savannah. He told her every day how much he loved her. Mary says he was the love of her life too.

He is survived by his wife Mary; brothers, Bobby, Jimmy, Larry and Ronnie; and sisters, Virginia Qualls and Janie Spurgeon. He loved them all. He also had several nieces and nephews who were very special to him; and lots of great-nephews and nieces who were very special too.

In addition to his parents, he was preceded in death by his sisters, Roberta Fielder, Opel Jerrolds and Jackie Smith; sister-in-law, Nancy Rose; and brother-in-law, Bill Smith.

Jerry started working at a very young age with his daddy Elvin at sawmills. He went to work at Brown Shoe where he stayed until they closed. He then went back to sawmill to work for his brother Jimmy. He loved outdoor work. He drove the forklift and unloaded logs with a knuckleboom. He was a very hard worker and was a generous person to anyone who needed help.

He was an avid gun collector. He bought, sold, traded, and helped people find guns that they wanted.

His favorite hobby besides guns were riding the dogs, Susie and Rosie, on the golf cart. They loved it and he did too. He and Mary had a cat, Lucy, that he loved.

Jerry believed in prayer and God. He will be missed very much.

Memorial services were held on Saturday, Dec. 21, at Shackelford Funeral Directors in Savannah, with Charles Linam officiating. Burial followed at Graham Cemetery in Savannah.

# Death Notices

## Anthony Benson

Anthony Wayne "Little Man" Benson, 51, of Savannah, passed away on Monday, Dec. 16, the son of the late Roy Edward and Joyce Ann DeShazier Benson.

He was united in marriage to Leslie Denise Kelley, who preceded her husband in death.

Anthony worked with Scotty Baugus as a concrete finisher for over 20 years.

He is survived by his sisters, Melissa Murphy and Tina Benson, and his girlfriend Maria Dickerson, her son, Bradley Funderburk, and two grandchildren.

In addition to his wife and parents, Anthony was preceded in death by his brother, Charles Edward "Peanut" Benson; and sister, Regina Lou Hollands.

Memorial services were held on Saturday, Dec. 21, at Shackelford Funeral Directors in Savannah, with Clark Culver officiating. Burial followed at Wilkerson Cemetery in Savannah.

## Marlin Hardin

Marlin "Bubba" Hardin, 61, of Savannah, passed away on Friday, Dec. 13, the son of the late John Everett Hardin and Shirley Juanita Briggs Scott.

Mr. Hardin spent most

## SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on February 5, 2025 at 2:00PM local time, at the front door, Hardin County Courthouse, 465 Main Street, Savannah, Tennessee pursuant to Deed of Trust executed by Jessica Irene Hodgson and Preston Michael Eason, to Creasy & Jones Attorneys at Law PC, Trustee, as trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Broker Solutions, Inc. dba New American Funding on January 20, 2021 at Book 755, Page 345, Instrument No. 152114; conducted by LLG Trustee TN LLC, having been appointed Substitute or Successor Trustee, all of record in the Hardin County Register's Office. Default has occurred in the performance of the covenants, terms, and conditions of said Deed of Trust and the entire indebtedness has been declared due and payable.

Party Entitled to Enforce the Debt: New American Funding, LLC FKA Broker Solutions, Inc., DBA New American Funding, its successors and assigns.

The real estate located in Hardin County, Tennessee, and described in the said Deed of Trust will be sold to the highest call bidder. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warrant is intended.

Street Address: 545 Bensontown Drive, Savannah, Tennessee 38372

Parcel Number: 09-152-152-017.02-000

Current Owner(s) of Property: Jessica Irene Hodgson and Preston Michael Eason

This sale is subject to, without limitation, all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory right of redemption of any governmental agency, state or federal; any prior liens or encumbrances including those created by a fixture filing or any applicable homeowners' association dues or assessments; all claims or other matters, whether of record or not, which may encumber the purchaser's title and any matter that an accurate survey of the premises might disclose.

The following parties may claim an interest in the above-referenced property to be affected by the foreclosure: any judgment creditor or lien holder with an interest subordinate to the said Deed of Trust or

any party claiming by, though, or under any of the foregoing. Such parties known to the Substitute Trustee may include: None.

Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower to the extent disclaimed or inapplicable, and the rights of Jessica Irene Hodgson and Preston Michael Eason, and those claiming through him/her/it/them.

Any right of equity of redemption, statutory and otherwise, and homestead are waived in accord with the terms of 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. 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/bank check made payable to or endorsed to LOGS Legal Group LLP. 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 only by the Substitute Trustee at any time. If the Substitute Trustee rescinds the sale, the purchaser shall only be entitled to a return of any money paid towards the purchase price and shall have no other recourse. Once the purchaser tenders the purchase price, the Substitute Trustee may deem the sale final in which case the purchaser shall have no remedy. The real property will be sold AS IS, WHERE IS, with no warranties or representations of any kind, express or implied, including without limitation, warranties regarding condition of the property or marketability of title.

This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose.

LLG Trustee TN LLC

Substitute Trustee

10130 Perimeter Parkway, Suite 400

Charlotte, NC 28216

Phone (704) 333-8107

Fax (704) 333-8156 File No. 24-124836 #244002 (12263tc)

# Outdoor Truths



Gary Miller  
gary@  
outdoortruths.org

The cameras don't lie. Their all-seeing eye is there when I can't be. I know every varmint that comes across my field. There were raccoons, bobcats, turkeys, skunks, coyotes, and even a bear. What's been absent are the deer. I mean, there have been a couple of spikes and a couple of doe, but nothing like every other year. In fact, I can't remember another time like this in the twenty years I've been hunting this property. I know disease comes and goes among every herd. And I've been listening to other hunters who are complaining about the same thing in other states. I'm just not sure. But the only explanation I can come up with is that disease has hit my deer. Most likely EHD, or its close cousin, Blue Tongue. Both are caused by midges that attach to deer and are carrying the disease. I'm not an expert on the exacts but I've been around long enough to see this in

different areas. Again, I have no other explanation. What's the answer? For the deer, they will survive and grow. For me, I will too. I will just have to move and find a place where the deer have not been affected. I am forced to do that.

As I have thought about this during the last few weeks, my mind has gone to moving and changing. Most of the time these are not popular with us. Sometimes it seems that just as we get settled, and just as we sink into some sort of normalcy, something happens that causes us to become unsettled and looking for a new place. We are forced out of our comfort zone and into our next community. I'm also reminded that sometimes God is the instigator of these changes. He does it by making our surroundings so uncomfortable and so unproductive that we have no choice but to move. The good news is the place He is moving us to is always a better place. It will always be a place with peace and provision. So, if you're present place is not producing, maybe it's God just getting you prepared for a better harvest.

## In Education

Anna Lea Briggs, of Counce, and Abby Grace Hardin, of Savannah, have been named to Northeast Mississippi Community College's Vice President's List for the 2024 Fall Semester.

The college's Vice President's List is for students who achieved

a grade point average (GPA) of 3.5-3.9 on a 4.0 scale.

Joseph Hollin, Caleb McGee and Molly Pierce, all from Savannah, have been named to Union University's Fall 2024 Dean's List. been named to the university's Fall 2024 Dean's List;

The Dean's List includes full-time students who achieve a 3.5 grade point average on a four-point scale.

of his adult life working as a cross country truck driver. The last few years, he hauled logs and cross ties. He also escorted trailers for Clayton Home for a few years.

He is survived by his brother, Mike Hardin; sister, Romona Casteel; and his life partner of 25 years, Deborah Austin; and her son, Donald Austin; and two grandsons.

In addition to his parents, Marlin was preceded in death by his brother, Maurie Neil Hardin.

Memorial services were held on Friday, Dec. 20, at Shackelford Funeral Directors in Savannah, with Dustin Perkins officiating. Burial followed at Wesley's Chapel Church Cemetery in Savannah.

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- Billy Graham once said if he were to start over he would be an evangelical Anglican
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