

PUBLIC NOTICES/CLASSIFIEDS

PUBLIC NOTICES

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated March 8, 2022, executed by CORDARO J MARTIN conveying certain real property therein described to MEGAN K. TROTT, as Trustee, as same appears of record in the Register's Office of Benton County, Tennessee recorded March 9, 2022, in Deed Book 373, Page 97; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to PennyMac Loan Services, LLC who is now the owner of said debt; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Benton County, Tennessee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on January 30, 2025 at 11:00 AM at the main entrance to the Benton County Courthouse, 1 East Court Square, Camden, TN 38320, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Benton County, Tennessee, to wit:

BEING A CERTAIN TRACT OR PARCEL OF LAND IN THE FIFTH CIVIL DISTRICT OF BENTON COUNTY, IN THE STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE WEST MARGIN OF MOCKINGBIRD LANE, SAID PIN LOCATED 15 FEET FROM THE CENTERLINE OF SAID LANE AND THE SOUTHEAST CORNER OF LOT NO. 35 OF FRAZIER SUBURBAN COMMUNITY, A PLAT OF WHICH APPEARS OF RECORD IN PLAT BOOK 1, PAGE 146 (NOW PLAT CABINET A, SLIDE 554) IN THE REGISTER'S OFFICE OF BENTON COUNTY, TENNESSEE; RUNS THENCE SOUTH 30 DEGREES EAST WITH THE WEST MARGIN OF MOCKINGBIRD LANE A DISTANCE OF 100 FEET TO AN EXISTING IRON PIN (BURIED) AT THE NORTHEAST CORNER OF LOT NO. 33; RUNS THENCE SOUTH 66 DEGREES, 03

MINUTES (RECORDED PLAT SHOWS SOUTH 64 DEGREES 236 FEET) A DISTANCE OF 232.64 FEET TO AN IRON PIN IN THE CENTER OF CHARLIE CREEK, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT NO. 33; RUNS THENCE NORTH 17 DEGREES WEST WITH THE CENTER OF SAID CREEK A DISTANCE OF 100 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT NO. 35; RUNS THENCE NORTH 66 DEGREES EAST WITH THE SOUTH LINE OF LOT NO. 35 A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING, BEING LOT NO. 34 OF FRAZIER SUBURBAN C O M M U N I T Y SUBDIVISION, PLATTED AS AFORESAID AND AS SURVEYED BY THOMAS L. DEAN ASSOCIATES ON JULY 6, 1989. SUBJECT TO ANY AND ALL EASEMENT, A G R E E M E N T S , RESTRICTIONS, PUBLIC RIGHTS-OF-WAY AND ZONING ORDINANCES OF RECORD. SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN TRUST DEED BOOK 50, PAGE 258, IN THE REGISTER'S OFFICE OF BENTON COUNTY, TENNESSEE. ABOVE DESCRIPTION COPIED FROM PRIOR INSTRUMENT OF RECORD. THIS BEING THE SAME PROPERTY CONVEYED TO CORDARO J. MARTIN, BY VIRTUE OF A WARRANTY DEED DATED MARCH 8TH, 2022, FROM CARRIE HENSLEY AND TIMOTHY M. HENSLEY AND SHERRY HENSLEY, OF RECORD IN RECORD BOOK 373, PAGE 93 IN THE REGISTER'S OFFICE OF BENTON COUNTY, TENNESSEE.

Parcel ID: 073M-B-011.00 PROPERTY ADDRESS: The street address of the property is believed to be 215 MOCKINGBIRD LN, CAMDEN, TN 38320. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

CURRENT OWNER(S): CORDARO J MARTIN OTHER INTERESTED PARTIES:

The sale of the above-described property shall be subject to all matters shown on any recorded plat; any unpaid 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; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded 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. 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 Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Rubin Lublin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 rlselaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401

01/02, 09, 16

State of Tennessee Benton County Probate Division NOTICE TO CREDITORS As Required by TCA §30-2-306 Case No.5105

Estate of JAMES WALDON GOOCH, Deceased

Notice is hereby given that on the 16th day of December, 2024 letters testamentary (or of administration as the case may be) in respect of the estate of James Waldon Gooch, who died December 6, 2024, were issued to the undersigned by the Clerk and Master of Benton County, Tennessee. All persons, resident and non-resident, 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 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.

All persons indebted to the above Estate must come forward and make proper settlement with the undersigned at once.

Amanda Gooch Noe Executor 12/16/2024 John W. Whitworth Attorney 12/23/2024 Timothy R. Burrus Clerk and Master 12/30/2024

01/02, 09

State of Tennessee Benton County Probate Division NOTICE TO CREDITORS As Required by TCA §30-2-306 Case No.5106

Estate of ROBIN LOVELL WALKER, Deceased

Notice is hereby given that on the 31st day of December, 2024 letters testamentary (or of administration as the case may be) in respect of the estate of Robin Lovell Walker, who died December 13, 2024, were issued to the undersigned by the Clerk and

Master of Benton County, Tennessee. All persons, resident and non-resident, 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 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.

All persons indebted to the above Estate must come forward and make proper settlement with the undersigned at once.

Adam Joel Walker Administrator 12/24/2024 John W. Whitworth Attorney 12/31/2024 Timothy R. Burrus Clerk and Master 12/31/2024

01/09, 16

PUBLIC SERVICE ANNOUNCEMENT

The Board of Directors of Northwest Tennessee Economic Development Council will hold their Board of Directors meeting on January 17, 2025 beginning at 10:00 a.m. at the McKenzie Central Office, 938C Walnut Ave. West, McKenzie, TN 38201 (Conference Room). This meeting will also be provided virtually via Zoom.

01/09/2025

State of Tennessee Benton County Probate Division NOTICE TO CREDITORS As Required by TCA §30-2-306 Case No.5107

Estate of HAL DISHON HARPER, Deceased

Notice is hereby given that on the 31st day of December, 2024 letters testamentary (or of administration as the case may be) in respect of the estate of Hal Dishon Harper, who died November 28, 2024, were issued to the undersigned by the Clerk and Master of Benton County, Tennessee. All persons, resident and non-resident, 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 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.

All persons indebted to the above Estate must come forward and make proper settlement with the undersigned at once.

Ginger Elaine Schenks Executrix 12/10/2024 John W. Whitworth Attorney 12/30/2024 Timothy R. Burrus Clerk and Master 12/31/2024

01/09, 16

NOTICE OF MEETING

Benton-Decatur County Special Sewer District Meeting at the North Utility District Friday, January 17th, 2025 at 8:30 A.M.

01/09/2025

DRUG TASK FORCE

Shane Lewis Oakley, 44, 2810 Hwy. 69A, Camden. Unlawful carrying/possession of a weapon.

CLASSIFIEDS

FOR RENT

FOR RENT- RV space \$600 per month including utilities, in the Holladay area 731-307-0219 ch 9/5-2/28/25

FOR SALE

EAGLE BUILDINGS - New & Pre-Owned Portable Buildings, Cabins, Carports, Sheds & Garages, 314 Memorial Dr., Paris (731) 644-0090; 2155 E. Wood St., Paris (731) 407-7369, 1409 Hwy 70 W, Camden (731) 279-4192; 15035 S. First St., Milan (731) 613-2166; 586 W. Church St., Lexington (731) 249-9184 eagle-buildingstn.com ch/nl 3/2 tfn bill

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BENTON COUNTY SHERIFF'S REPORTS

Arrests from 12/17/24-1/5/25:

Charles Trevor Brashier, 50, 350 Belmont St., Savannah. DUI.

Joseph Nicholas Brock, 44, 141 McRae St., Camden. Failure to appear capias.

Robert Sam Colella, 60, 136 Pilot Grove, Camden. Possession of schedule VI, possession of unlawful drug paraphernalia.

Alvis Derek Coleman, 34, 138 E. Lake St., Camden. Possession of schedule II meth and fentanyl, possession of medication without a prescription, possession of unlawful drug paraphernalia.

William Gregory Douglas, 35, Homeless. Possession of schedule II meth and fentanyl, possession of unlawful drug paraphernalia.

Connie Sue Duncan, 50, 615 Herrington Rd., Camden. Assault.

Jerry Dale Gilbert, 48, 435 Clement Rd., Camden. Domestic assault.

Austin Todd Hardin, 21, 1717 Sales Landing, Camden. Aggravated child abuse/ neglect/ endangerment, two counts violation of probation.

Christopher Hayes Haskins, 45, 21485 Seminary St., Hollow Rock. Possession of schedule II meth and fentanyl, possession of unlawful drug paraphernalia, improper display of license plate, violation of financial responsibility law.

Deborah Jean Anderson, 57, 350 Kirks Trading Post Rd., Buchanan. DUI, driving on revoked/ suspended license, violation of open container, implied consent, and vehicle registration laws.

Michael Ray Douglas, 58, 1890 Hubbs Rd., Cam-

Brandon Michael Hesse, 33, 532 Sunset Dr., Holladay. Possession of schedule VI, possession of unlawful drug paraphernalia, child endangerment, two counts failure to appear capias.

Zachary Ryan Hill, 23, 153 Marks Ave., Camden. Second offense driving on license revoked for DUI, violation of ignition interlock device.

Ashley Marie Ideus, 26, 1749 Old Union Rd., Paris. Violation of probation.

Timothy James Little, 46, 686 Roberts Creek Rd., Waverly. Theft of property up to \$10,000.

Molly Hunter Mason, 18, 164 Lexington St., Bruceton. Violation of no contact order.

Clinton Harvey McDowell, 81, 2951 Cedar Grove Rd., Big Sandy. Violation of sex offender registry.

Daniel Richard Romanik, 29, 1147 Conley Branch Rd., Holladay. Resisting stop/ arrest.

Manuel Ediberto Tepeu-Set, 25, 4281 Roush Rd., Lynchburg, OH. Assault.

Katie Ruth Tolley, 36, 430 Oak St., Big Sandy. Aggravated burglary, attempted theft up to \$10,000, aggravated trespass, criminal trespass, possession of burglary tools, vandalism over \$500, escape.

Jason Miles Wilkes, 44, Homeless. Possession of unlawful drug paraphernalia, violation of sentence.

TENNESSEE HIGHWAY PATROL REPORTS

Arrests from 12/17/24-1/5/25:

Deborah Jean Anderson, 57, 350 Kirks Trading Post Rd., Buchanan. DUI, driving on revoked/ suspended license, violation of open container, implied consent, and vehicle registration laws.

Michael Ray Douglas, 58, 1890 Hubbs Rd., Cam-

den. Second offense DUI, violation of implied consent law, failure to notify, leaving the scene of an accident.

Ronald Carnell Oatsvall, 68, 230 Old Hwy. 69, Camden. DUI.

Drake Alexander Vaughn, 22, 240 Wren Ave., Camden. DUI, violation of implied consent law.

CAMDEN POLICE REPORTS

Arrests from 12/17/24-1/5/25:

Gregory Mason Cole, 37, 129 Mimosa St., Camden. Public intoxication.

Tristan Paul Duncan, 33, 210 Michael Ln., Huntingdon. Fugitive from justice.

BIG SANDY POLICE REPORTS

Arrests from 12/17/24-1/5/25:

Luke William Lewis, 21, 3275 Bay View Rd., Jonesboro, GA. Possession of schedule II, tampering with evidence.

Cary Lynn Vinson, 48, 16 Oak Creek Cir., Big Sandy. DUI.

EAGLE BUILDINGS eaglebuildingstn.com 6 CONVENIENT LOCATIONS! 314 Memorial Dr., Paris 2155 E. Wood St., Paris 1409 Hwy. 70 W, Camden 15035 S. First St., Milan 586 W. Church St., Lexington Great selection of new & pre-owned portable buildings, sheds, garages, cabins, metal or wood. Made in Henry County!

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