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PUBLIC NOTICES

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THURSDAY ■ JANUARY 9, 2025

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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 Creasy & 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 OF SUBSTITUTE TRUSTEE'S SALE STATE OF TENNESSEE, HARDIN COUNTY WHEREAS, Donald Scott and Letitia Scott, husband and wife, as borrower(s), executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Carrington Mortgage Services, LLC, Lender, and Nationwide Trustee Services, Inc., Trustee(s), which was dated 2/28/2020, and recorded on 3/2/2020, as Instrument No. 145928 in Book 727 Page 320-331, securing the payment of a Note in the amount of \$102,020.00 in Hardin 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; Carrington Mortgage Services, LLC, (the "Holder"), appointed the undersigned, Vylla Solutions Tennessee, LLC, 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, Vylla Solutions Tennessee, LLC, Substitute Trustee, by virtue of the power and authority vested in it, will on 2/4/2025, at or about 11:00 AM at the usual and customary location at The At the Hardin County Courthouse, 465 Main Street, Savannah, TN 38372, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Hardin County, Tennessee, to wit: Land situated in Hardin County, Tennessee: SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF Tax Parcel ID: 152 047.00 Address/Description: **2325 BARRIERTOWN DR, SAVANNAH, TN 38372 EXHIBIT** At Beginning at a point in the center line of Barriertown Road, said point being the southwest corner of Jerry Scott property described in Record Book 345, Page 615, Register's Office of Hardin County (ROHC), and being the northwest corner of the property herein described; thence leaving said road and running with the south line of said Jerry Scott property, South 84 degrees 53 minutes 39 seconds east, passing an iron pin set in the right-of-way of said road at 25.62 feet, continuing 459.43 feet, running in all 485.05 feet to an iron pin set in the west boundary line of Ginda Stricklin property described in Record Book 439, Page 55, ROHC; thence running with the west line of Stricklin, south 10 degrees 48 minutes 12 seconds west, 110.74 feet to an iron pin found marking the northwest corner of Ronnie White property described in Deed Book 165, Page 283, ROHC; thence running with the west line of White, south 10 degrees 49 minutes 12 seconds west, 593.53 feet to an iron pin found in the north boundary line of Randy Stricklin property described in Record Book 377, page 16, ROHC; thence running with the north line of Stricklin, north 85 degrees 15 minutes 51 seconds west, 491.32 feet to an axle found marking the southeast corner of Johnnie Norris property described in Record Book 472, Page 682, ROHC; thence running with the boundary of Norris, north 35 degrees 17 minutes

44 seconds east, 420.00 feet to an iron pin set; and thence north 80 degrees 15 minutes 32 seconds west, passing an iron pin set in the right-of-way of Barriertown Road at 195.01 feet, continuing 25.67 feet, running in all 220.68 feet to a point in the center line of said road; thence running with the center line of said road, north 22 degrees 49 minutes 44 seconds east, 129.10 feet, and north 17 degrees 59 minutes 56 seconds east, 205.28 feet to the point of beginning containing 7.288 acres, including 0.192 acres in the right-of-way area of Barriertown Road. (Description according to prior deed.)Being the same property conveyed to Donald Scott by deed of Troy D. Hill, dated February 28, 2020 and recorded in Record Book 727, page 318 in the Register's Office of Hardin County, Tennessee. Loan No. 1912697039 Current Owner(s): Donald Scott and Letitia Scott, husband and wife Creditor: NONE 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. If the Internal Revenue Service/U.S. Department of Treasury and/or the Tennessee Department of Revenue and/or the Tennessee Department of Labor and Work Force Development are listed as interested parties in this advertisement, then the notice of this foreclosure is being given to those entities as required by 26 U.S.C. 7425, T.C.A. 67-1-1433 and 28 U.S.C. 2410(c), and the foreclosure sale will be subject to the governmental right of redemption in the property. 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. Except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is". The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to confirmation by lender or Substitute Trustee. This office is attempting to collect a debt. Any information obtained will be used for that purpose. Vylla Solutions - Tennessee, LLC, Substitute Trustee P.O. Box 3309 Anaheim, California 92803 (888) 313-1969 **TS#: 24-31878** A-4830181 12/12/2024, 01/09/2025, 01/16/2025, 01/23/2025

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)

**NOTICE TO CREDITORS
ESTATE OF KALENA C. MARTIN**

Notice is hereby given that on the 18th day of December, 2024, Letters in respect to the Estate of Kalena C. Martin, who died on November 19, 2024, were issued the undersigned by 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 in triplicate 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 18th day of December, 2024.

/s/ Sherry A. Winborn

/s/ John J. Ross, Attorney for the Estate

/s/ Jennifer Fielder, Clerk and Master (122tp)

**NOTICE TO CREDITORS
ESTATE OF RICKY LYNN PLUNK**

Notice is hereby given that on the 19th 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 19th day of December, 2024.

/s/ James Patrick Walsh, Executor

/s/ Joe Brown, Attorney for the Estate

/s/ Jennifer Fielder, Clerk and Master (122tp)

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN pursuant to T.C.A. §30-2-306 that on the 16th day of December, 2024, Letters of Administration *Cum Testamento Annexo*, in respect of the **ESTATE OF DAVID BARRIER**, deceased, who died on the 5th day of May, 2024, were issued to the undersigned by the Probate Division of 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 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 16th day of December, 2024.

/s/ Miakelby Nichole Nalbant, Personal Representative

/s/ Dennis W. Plunk, Attorney for the Estate

/s/ Jennifer Fielder, Clerk and Master (122tp)

TRUSTEE'S NOTICE OF SALE

OF REAL ESTATE AND AFFIXED MANUFACTURED HOME
ANTHONY R. STEELE is the Trustee of a Deed of Trust executed on May 26, 2020, by CODY LOPER, a single person. The Deed of Trust appears of record in the Register's Office of Hardin County, Tennessee, at Record Book 735, Page 1 ("Deed of Trust"). The Trustee will sell the property described below at a foreclosure sale requested by the current holder of the Deed of Trust and underlying indebtedness, Vanderbilt Mortgage and Finance, Inc. Pursuant to T.C.A. §47-9-604 this sale shall also include the affixed manufactured home (referenced in Affidavit of Affixation at Record Book 711, Page 44) described as one (1) 2015 Clayton Manufactured Home bearing Serial Number CS2017291TN.

Sale Date and Location: January 31, 2025, at 10:00 a.m. at the front door of the Hardin County Courthouse, 465 Main Street, Savannah, TN 38372. The terms of sale shall be payment by cashier's check or certified funds immediately upon conclusion of the sale.

Property Description: Abbreviated description per TCA 35-5-104(a)(2) is the property referenced and described fully in the Deed of Trust and additionally at Record Book 733, Page 869, and commonly known as 1045 Old Union Road, Adamsville, Hardin County, TN 38310.

Property Address: 1045 Old Union Road, Adamsville, Hardin County, TN 38310

Tax Map Identification No.: 052-027.00-T-000 (However, the property description shall control in the event of any inconsistencies between the description and address or tax identification number).

Parties Interested: None known.

All sales of Property, both real and personal, are "AS IS" and "WHERE IS" without representation or warranty as to merchantability or fitness for a particular purpose or of any kind, except as to title and authority to convey.

The sale of the described property is subject to all matters shown on any recorded plan; any unpaid taxes, any restrictive covenants, easements, set-back lines, prior liens, encumbrances, if any, and any other priority as may appear in the public records. Title to the manufactured home may be transferred by Bill of Sale or Certificate of Title, as the case may require.

The right is preserved 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.

THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT THE DEBT AND ANY INFORMATION OBTAINED AS A RESULT WILL BE USED FOR THAT EXPRESS PURPOSE ONLY. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

This 2nd day of January, 2025.

Anthony R. Steele, Trustee

Winchester, Sellers, Foster & Steele, P.C.

P. O. Box 2428

Knoxville, TN 37901

(865) 637-1980

Publication Dates: January 9, 16, and 23, 2025. (740.5477)



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Death Notices

Charlotte Cousin

Charlotte Cousin, 95, a lifelong resident of Beloit, Wisconsin, before moving and living in Adamsville for the last three years, passed away on Saturday, Dec. 21, the daughter of the late Frank and Edna (Bleigh) Sammarco.

Charlotte graduated from Beloit High School, Beloit, Wisconsin.

She worked at Newark School as a Title 1 teacher, K-3rd grade. She was also a girl scout leader and school bus driver. Later in life she earned CNA, Human Relations and Psychology,

and Activity Therapist degrees. Her degrees enabled her to work at two nursing homes as a CNA, activity director and public relations and assistant administrator. She was also a live-in caregiver for an elderly lady in Florida.

She attended Living Faith Church, Cornerstone Church of God and Living Word Church.

Charlotte is survived by her daughters, Cyn-dee Cousin and Susan Franklin-Elmer; son, Dennis Hoff; seven grandchildren; 28 great-grandchildren; and one great-great-

grandchild on the way.

In addition to her parents, she was preceded in death by two ex-husbands, Vern Hoff and Russell Cousin; one brother; one sister; and daughter, Bobbi Cousin.

Funeral services will be held on Saturday, Feb. 1, 11 a.m., at Love & Truth Church, 2425 Pickwick St., Savannah, with Pastor AJ Fowler officiating.

A second funeral service will be on Saturday, May 3, 11 a.m., at Corner Stone Church, 322 Olympian Blvd., Beloit, Wisconsin, with Pastor Abi Zehner officiating.

Bobby Pipes

Bobby Eugene Pipes (Rabbit), 62, of Savan-

nah, passed away on Sunday, Dec. 22, the son of the late Raymond Udell and Carrie Mae Price Pipes.

He is survived by his son, Bobby Neill; brothers, James Pipes, Tommy Pipes, and Troy Pipes; and sisters, Teresa Born, Tanya Ferrell and Mary Jo Pipes.

In addition to his parents, Bobby was preceded in death by his sister, Sherry Florence; and half-sister, Lillian Marie Pipes.

Memorial services were held on Saturday, Dec. 28, at Shackelford Funeral Directors in Savannah, with Kelly Smith officiating. Burial followed at Skelton

Cemetery in Wayne County, Tennessee.

Gale Thompson

Gale Thompson, 83, of Savannah, passed away on Wednesday, Jan. 1, the daughter of the late James Wesley and Mattie Belle White Young.

Gale worked as a sales associate at Walmart and was a homemaker for many years. She was a member of Hopewell Baptist Church in Savannah.

She is survived by her daughters, Janet Copeland, Deborah Young and Patricia Littlejohn; brothers, Tam Young and Raymond Earl Young; nine grandchildren; and 13 great-grandchildren.

In addition to her parents, Gale was preceded in death by her son, James E. Thompson Jr.; sister, Matta Vaye Young; and grandson, Christopher Littlejohn.

Memorial services were held on Saturday, Jan. 4, at Shackelford Funeral Directors in

Savannah, with Johnny Burns officiating. Burial followed at Graham Cemetery in Savannah.

Sarah Whitten

Sarah Louise Whitten, 80, of Savannah, passed away on Tuesday, Dec. 24.

She was united in marriage to Robert Glynn Whitten.

Mrs. Whitten was an activist and member of the Cherokee Tribe of Mississippi. She worked as a model for the Ford Motor Company and owned her own real estate company.

In addition to her husband, she is survived by her children, Angie and Adam Whitten; sister, Charlotte Ann Adams; daughter-in-law, Cassie Elisa; and three grandchildren.

Memorial services were held on Sunday, Dec. 29, at Shackelford Funeral Directors in Savannah, with Monty Dickey officiating. Burial followed at Memory Gardens in Savannah.

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 November 18, 2020, executed by LILLIAN L WEBB and WILLIAM D PEARSON conveying certain real property therein described to CHARLES E. TONKIN, II, as Trustee, as same appears of record in the Register's Office of Hardin County, Tennessee recorded November 20, 2020, in Deed Book 749, Page 523; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Nationstar Mortgage 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 Hardin 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 Hardin County Courthouse, 465 Main Street, Savannah, TN, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Hardin County, Tennessee, to wit:

LAND SITUATED IN HARDIN COUNTY, TENNESSEE, TO-WIT: BEGINNING AT A NAIL AND CAP IN THE CENTERLINE OF COUNTY ROAD #C-605, THE SAME BEING THE NORTHWEST CORNER OF CARROLL AND THE SOUTHWEST CORNER OF THE ORIGINAL TRACT OF WHICH THIS IS A PART; THENCE 80 DEGREES 26 MINUTES 48.4 SECONDS EAST WITH CARROLL'S NORTH BOUNDARY LINE, PASSING A 28 INCH RED OAK AT 55 FEET, IN ALL 350.42 FEET TO A HAMMER HANDLE; THENCE NORTH 17 DEGREES 30 MINUTES EAST 55 FEET TO HAMMER HANDLE; THENCE NORTH 73 DEGREES 32 MINUTES 40.7 SECONDS WEST 324.98 FEET TO A NAIL AND CAP IN THE CENTERLINE OF COUNTY ROAD #C-605; THENCE WITH ROAD SOUTH 30 DEGREES 17 MINUTES WEST 100 FEET TO THE BEGINNING. CONTAINING 0.58 ACRES MORE OR LESS GROSS. SUBJECT TO ROAD EASEMENT FOR COUNTY ROAD #C-605. (DESCRIPTION ACCORDING TO PRIOR DEED.) THIS

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on February 10, 2025 on or about 11:00AM local time, at the East door of the Hardin County Courthouse, Savannah, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by KASEY CREAMY, to Creamy & Jones Attorneys at Law P.C., Trustee, on August 7, 2020, at Record Book 740, Page 112-126 as Instrument No. 148759 in the real property records of Hardin County Register's Office, Tennessee.

Owner of Debt: Click n' Close, Inc.

The following real estate located in Hardin County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Being Lot No. 106 in Belle Meade Subdivision a plat or plan of said subdivision being of record in Plat Cabinet 2, Slide 31, in the Register's Office of Hardin County, Tennessee and reference is here made to said plat and to the cabinet and slide where recorded for a more complete and accurate description of said Lot No. 106 the description, location, and designation as there given and shown is incorporated herein by this reference thereto as fully and to the same extent as if copied in full herein.

This being the same property conveyed to Kasey Creamy by deed of Veronica McCasland dated August 7, 2020 and of record in Record Book 740, Page 110 in the Register's Office of Hardin County, Tennessee.

Tax ID: 083F-H-003.00

Current Owner(s) of Property: KASEY CREAMY

The street address of the above described property is believed to be 445 Walnut Street, Savannah, TN 38372, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN POSSESSION.

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

BEING THE SAME PROPERTY CONVEYED TO LILLIAN L. WEBB AND WILLIAM D. PEARSON BY DEED OF CHRISTOPHER MILES MEEKS AND WIFE KELLY L. MEEKS DATED NOVEMBER 18, 2020 AND OF RECORD IN RECORD BOOK 749, PAGE 521 IN THE REGISTER'S OFFICE OF HARDIN COUNTY, TENNESSEE.

Parcel ID: 139-033.00

PROPERTY ADDRESS: The street address of the property is believed to be 30 FEDERAL ROAD, COUNCE, TN 38326. 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): LILLIAN L WEBB, WILLIAM D PEARSON

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 #244130 (123tc)

TIME AND PLACE FOR THE SALE SET FORTH ABOVE. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE.

OTHER INTERESTED PARTIES: None

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

If applicable, the notice requirements of T.C.A. 35-5-101 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the purchase price. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

MWZM File No. 24-000061-453-1

Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s)

Cool Springs III

725 Cool Springs Blvd, Suite 140

Franklin, TN 37067

TN INVESTORS PAGE: [HTTP://MWZMLAW.COM/TN_INVESTORS.PHP](http://mwzmlaw.com/tn_investors.php) (#244577) (193tc)

were enjoyed Sunday in spite of the bad weather. Jessie Clark taught the adult Sunday School class preceding the worship service. Guests are always welcome at our services at 1120 Wayne Rd.

Work is continuing on our fellowship hall following a water leak last month. We will soon have new floors to enjoy.

My great-grandson Rhett Parrish became three years old Jan. 6. His parents Alex and Kenlee honored Rhett with a big birthday party at "The Marty" center in Adamsville. Small boys and girls enjoyed the party jumpers and toys present. Pizza and birthday cake was served to all present.

Little Patrick Franks celebrated his third birthday on Jan. 6 with family and friends on Saturday. His family and sister Aliza and friends were present with family.

The cold weather will

keep us inside this week. We are blessed to celebrate three distinct seasons in this community. Winter is always lovely, but is my least favorite.

Sandra and Jonathan Dowling visited Saturday and claimed Christmas gifts left here. My niece Pam Carothers brought yummy chicken-dumplings for supper on Friday. How blessed I am.

Mason Mitchell visited one evening bringing me some historical records from Eureka Church from the 1950's and 60's. It was pleasant to remember days gone by as we plan for the future.

Until next week, a thought to remember, "What lies behind us, what lies before us, are tiny matters compared to what lies within us." -Henry Hudson

Have a blessed week and enjoy being home with loved ones. God bless each reader.

Community news

Eureka



Patsy Gibbs
Community
Writer
731-925-3376

2025 arrived on time and the Christmas holidays in 2024 were wonderful. Schools are back in session with students anxious to return to classes. Time keeps moving along.

With help from family and friends, I now have my Christmas tree back in storage. Sarah Robinson worked several hours putting Christmas gifts away. I appreciate each friend who visited me during the holidays.

I received a call from Mary Jo Johnson who excitedly told me of her 94th birthday party last week. On January 2, 2025, Mary Jo was honored by her son and wife Tommy and Vickie

Johnson of Martin, TN for her big day at the Old Country Store in Jackson, TN. Mary Jo was a Hardin County native and lived all her life in Hardin County until moving to Martin to be near her son and other family members in 2019. Family members who attended were two sisters Betty Miller and Wanda Calvert, brother George Brown (all of Jackson). Her brother James Brown called from his Texan home to wish everyone well as did brother Robert Brown in Collierville. Guests from Savannah present to honor Mary Jo were Ron and Freeda Ashe, Dennis and Wanda Hull, Terry and Judy Belvin and Linda Watt. Niece and nephews present were Wesley and Ann Calvert and Todd and Julie Brown. Many cards were received and gifts were opened joyfully.

Church services at Eureka Methodist Church