



**NOTICE TO CREDITORS  
ESTATE OF PATRICIA EVELYN ALDRIDGE**

Notice is hereby given that on the below-evidence date Letters Testamentary (or of administration as the case may be) in respect to the estate of PATRICIA EVELYN ALDRIDGE, who died on September 7, 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 date of the decedent's date of death. This the 17th day of January, 2025.

/s/ Debbie Aleta Lander, Administrator

/s/ Brennan E. Parrish, Attorney for the Estate

/s/ Jennifer Fielder, Clerk and Master (1302tp)

**NOTICE TO CREDITORS**

Notice is hereby given that on the 17th day of January, 2025, Letters Testamentary of Administration in respect to the estate of Philip Byram, who died December 22, 2024, were issued 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 and 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 date of the decedent's date of death. This the 17th day of January, 2025.

/s/ Christi Ann Stevens, Administrator

/s/ Nan Barlow, Attorney for the Administrator

/s/ Jennifer Fielder, Clerk and Master (1302tp)

**NOTICE OF SUBSTITUTE TRUSTEES SALE**

WHEREAS, Steven Mitchell, a married person, by Deed of Trust (the "Deed of Trust"), dated September 25, 2015, and recorded on October 2, 2015, in Record Book 630, Pages 686-699, or as Instrument Number 121332 in the Register of Deeds Office of Hardin County, Tennessee, conveyed to Paul Kevin Carter, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to, Preferred Plus Financial Corporation, which the aforementioned Deed of Trust was subsequently assigned to Lakeview Loan Servicing, LLC, dated 03/25/2021 and recorded on 03/29/2021 in Record Book 760, Pages 674-675 or as Instrument Number 153307, and;

WHEREAS, McPhail Sanchez, LLC has been duly appointed Substitute Trustee by the owner and holder of the Note by instrument recorded in Record Book 841, Pages 2842-2844 or as Instrument Number 177763, Hardin County, Tennessee

WHEREAS, default has been made in the payment of the Note; and

WHEREAS, the owner and holder of the Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of the 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 McPhail Sanchez, LLC, Substitute Trustee, pursuant to the power, duty, and authority vested in and conferred by the Deed of Trust, on 2/19/2025 at 2pm at the Front Door of the Hardin County Courthouse located at 465 Main Street, Savannah, TN 38372, will be sold to the highest call bidder for cash 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:

Being Lot No. 18 in the B & L Subdivision, a plat or plan of said subdivision being of record in Plat Cabinet 2, Slide 46, in the Hardin County Register's Office, 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. 18 and the descriptions, locations and designation as there given and shown are incorporated herein by this reference thereto as fully and to the extent as if copied in full herein. (Legal description taken from prior deed.)

Being the same property conveyed to Steven Mitchell by Kimberly D. Rainey by Warranty Deed executed on September 25, 2015 and of record in Record Book 630, page 673 in the Register's Office of Hardin County, Tennessee.

Property is subject to restrictions, setback lines and easement for B & L Subdivision of record in Plat Book 2, page 46 in the Register's Office of Hardin County, Tennessee, and subject to building and use restrictions of record in Deed Book 102, page 168 in the Register's Office of Hardin County, Tennessee.

The street address of the above described property is believed to be 340 Austin St, Savannah, TN 38372 but if such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

Owner of Property: Steven Mitchell, a married person  
Property ID: 090B-F-01800-000

This sale is subject to any unpaid taxes, if any, any prior liens or encumbrances, leases, easements and all other matters which take priority over the deed of trust under which this foreclosure sale is conducted, including but not limited to the priority of any fixture filing. If the U.S. Department of the Treasury/Internal Revenue Service, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor and 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, all as required by 26 U.S.C. 7425 and T.C.A. 67-1-1433. The notice requirements of T.C.A. 35-5-101 et seq. have been met.

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. The trustee/substitute trustee reserves the right to rescind the sale.

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.

All right of equity of redemption, statutory and otherwise, and homestead 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.

Publication Dates: January 16, 2025, January 23, 2025 & January 30, 2025.

McPhail Sanchez, LLC, Substitute Trustee

126 Government Street

Mobile, AL 36602

251-438-2333 (1163tc)

**SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Sale at public auction will be on March 27, 2025, at or about 11:00 AM, local time, at the front door of the Hardin County Courthouse, 465 Main Street, Savannah, TN 38372, pursuant to the Deed of Trust executed by Kimberly Lyn Edgin, a single woman, to Chicago Title Ins Co, as Trustee for Mortgage Electronic Registration Systems, Inc. acting solely as nominee for CME Lending Group, LLC dated July 15, 2022, and recorded in Book 804, Page 869, in the Register's Office for Hardin County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Hardin 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: Plains Commerce Bank  
Other interested parties: Secretary of Housing and Urban Development

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

Legal Description: The described tract is being taken from the southwest portion of the parent tract, more particularly described as follows:

# 1275 Choate Creek Road

Beginning at a mag nail set in the center of Choate Creek Road, being the southwest corner of the described tract, and the northwest corner of Danny and Sherry Irvin (RB. 776, pg. 890). Thence along the center of Choate Creek Road, N 04 50' 50" W for 197.17 feet, N 03 22' 36" W for 248.54 feet to the northwest corner of the described tract. Thence leaving Choate Creek Road, along a severance line, N 80 45' 01" E passing an iron pin set at 25.00 feet, for a total distance of 148.20 feet to a 32 inch pine, S 64 03' 10" E for 373.00 feet to an iron pin set, being the northeast corner of the described tract. Thence S 22 49' 00" W for 326.61 feet to an iron pin set, being the southeast corner of the described tract. Thence S 89 16' 10" W passing the northeast corner of aforementioned Danny and Sherry Irvin at 98.75 feet, passing an iron pin set at 298.75 feet, for a total distance of 323.75 feet to the point of beginning.

Containing 3.900 acres.

Situated on this tract is a 1 1/2 story brick/vinyl dwelling.

Subject to the east prescriptive margin of Choate Creek Road (0.256 Acre, based on a total width of 50 feet).

Subject to restrictions, covenants and easements of record.

The above Survey was performed by Dale E. Sagely TN. R.L.S. # 1888, on April 12, 2022, using a Carlson BR-7 GPS, with a Category III closure, and a Tennessee Grid North Bearing.

This being the same property conveyed to Kimberly L. Edgin

by deed of Rickey J. Jerrolds dated July 15, 2022 and of record in Record Book 804, page 863 in the Register's Office of Hardin County, Tennessee.

Street Address: The street address of the property is believed to be 1275 Choate Creek Road, Savannah, TN 38372, 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: 099 025.03

Current owner(s) of Record: KIMBERLY L. EDGIN

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 governmental 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.

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# 24-013487-1 (1233tc)

**PUBLIC NOTICE**

To whom it may concern  
I am filing for a new title for a

2017 White

Jeep Patriot

VIN#: 1CANJPB9HD132267

Anyone with proof of claim should contact

James Shoemaker

70 Fairground St.

Savannah, TN 38372

by certified mail, return receipt requested within 10 business days from this publication.

**PUBLIC NOTICE**

To whom it may concern  
I am filing for a new title for a

2016 Silver

Nissan Rogue

VIN#: KNM1AT2MTXFP511128

Anyone with proof of claim should contact

John Cromwell

70 Canby Circle

Savannah, TN 38372

by certified mail, return receipt requested within 10 business days from this publication.

**PUBLIC NOTICE**

Savannah public utility district  
commissioners will meet February 4, 2025  
at 5 p.m.

**PUBLIC NOTICE**

Mark and Christy Floyd, Shiloh Falls Golf Club, has applied for an "ON Premises" beer permit, to sell beer at 220 Clubhouse Lane, Counce, TN 38326. Hardin County Beer Board will meet at 6 p.m., Tuesday, February 4, 2025, at the Hardin County Courthouse.

**PUBLIC NOTICE**

Francisco Domingo Francisco and Lorena Martin Andres, Viva La Casita #2, has applied for an "ON Premises" beer permit, to sell beer at 35 Haney Drive, Savannah, TN 38372. Hardin County Beer Board will meet at 6 p.m., Tuesday, February 4, 2025, at the Hardin County Courthouse.

**NOTICE OF GRAND JURY MEETING**

"It is the duty of your grand jurors to investigate any public offense which they know or have reason to believe has been committed and which is triable or indictable in this county. Any person having knowledge or proof that such an offense has been committed may apply to testify before the Grand Jury subject to the provisions of Tennessee Code Annotated, Section 40-12-104 Chapter 727." Notify the foreman in this county as follows: David Long, Foreman, 30 Fairground Street, Savannah, TN 38372.

"The Grand Jury will next meet on Monday, March 3, 2025, at 8:00 o'clock a.m., at the Hardin County High School Auditorium, 1170 Pickwick Street, Savannah, Tennessee. You may be prosecuted for perjury for any oral or written statement which you make under oath to the Grand Jury, when you know the statement to be false, and when the statement touches on a matter material to the point in question."

**Pack Rat Mini Storage**

Due to non-payment, contents will be auctioned off after 2-13-25 for the following units:

Unit #3

Unit #22

**PUBLIC NOTICE**

Lin Zhi Yong, dba Osaka Steakhouse & Sushi, has applied for an "ON Premises" beer permit, to sell beer for retail only at 880 Wayne Rd. Savannah Beer Board will meet immediately following City Commission, Thursday, February 6, 2025, at City Hall.

**PUBLIC NOTICE**

Biren Patel, dba 65 Quick Stop LLC, has applied for an "OFF Premises" beer permit, to sell beer for retail only at 60 Main St. Savannah Beer Board will meet immediately following City Commission, Thursday, February 6, 2025, at City Hall.

**PUBLIC NOTICE**

**SAVANNAH CITY COMMISSION MEETINGS**

The City Commission will meet as follows:  
Study Session - Monday, February 3, 2025, at 5:30 p.m.  
Regular Monthly Meeting - Thursday, February 6, 2025, at 5:30 p.m.

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.

**BID NOTICE**

Bids will be received on February 13, 2025 at 10:00 a.m. for a new Self-propelled sweeper/broom for the Hardin County Highway Department. Bids can be mailed to P.O. box 116, Savannah, TN 38372, or dropped off in person at 9920 Hwy. 128 South, Savannah, TN 38372. Bids need to be sealed and marked on envelope BID for Broom.

It is the policy of the Hardin County Highway Department not to discriminate on the basis of race, color, national origin, age, sex, or disability in its hiring and employment practices, or in admission to, access to, or operation of its programs, services and activities.

The Hardin County Highway Department reserves the right to accept or reject any or all bids. For specifications contact the Hardin County Highway Department at 731-925-4993.

**BID NOTICE**

Hardin County is accepting sealed bids for a re-mount of a 2024-2025 Ford F-350 6.7L diesel generator powered Ambulance. Specifications may be obtained at and returned to Hardin County EMS, Attn: Brandon Morris, 935 Wayne Road, Savannah, TN 38372. Contact is Brandon Morris, Director of EMS, (731) 926-8177. Bids will be accepted until 10:00 a.m. on February 5th, 2025, at which time the bids will be opened. Bid opening will be at the Hardin County Mayor's Office, 465 Main Street, Savannah, TN 38372.

It is the policy of Hardin County not to discriminate based on race, color, national origin, age, sex, or disability in its hiring and employment practices or in admission to or operation of its programs, services, and activities.

Hardin County reserves the right to reject any or all bids.

Bids should be sealed and addressed to:  
HARDIN COUNTY EMS  
ATTN: Brandon Morris  
935 WAYNE ROAD  
SAVANNAH, TN 38372  
Please indicate on lower left front of envelope:  
BID: AMBULANCE: DO NOT OPEN BEFORE  
10:00 A.M. ON FEBRUARY 5TH, 2025.



SAVANNAH, TN