



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 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 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)

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 government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. The title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to 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)

NOTICE TO CREDITORS

Notice is hereby given that on the 29th day of January, 2025, Letters Testamentary in respect to the estate of Bobby Charles Davis, who died December 4, 2024, were issued to Wanda D. Franks, 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 decedent's date of death. This the 29th day of January, 2025. /s/ Wanda D. Franks, Executor /s/ Nan Barlow, Attorney for the Executor /s/ Jennifer Fielder, Clerk and Master (262tp)

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 October 7, 2022, executed by Jordan E. Tinsley and wife, Keisha N. Tinsley, to National Registered Agents, Inc as Trustee, for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns, and appearing of record on October 17, 2022, in the Register's Office of Hardin County, Tennessee, at Record Book 812, Page 368, and Instrument Number 164977.

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Nationstar Mortgage LLC, the party entitled to enforce said security interest; and having appointed Clear Recon LLC, the undersigned, as Substitute Trustee by instrument filed or being filed for record in the Register's Office of Hardin County, Tennessee, with all of the rights, powers, and privileges of the original Trustee named in said Deed of Trust.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust, and that the undersigned, Clear Recon LLC, 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 March 11, 2025, at 11:00 AM, local time, at the Hardin County Courthouse, located in Savannah, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, paid at the conclusion of the sale, the following described property situated in Hardin County, to wit:

The land referred to herein below is situated in the County of Hardin, State of Tennessee, and is described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN THE COUNTY OF HARDIN, STATE OF TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT 51 IN THE ARMSTRONG-WILLIAMS SUBDIVISION IN THE CITY OF SAVANNAH, A PLAT OR PLAN OF SAID SUBDIVISION BEING OF RECORD DEED BOOK NO. 41, PAGE 198, IN SAID REGISTER'S OFFICE, AND REFERENCE IS HERE MADE TO SAID PLAT AND TO THE BOOK AND PAGE WHERE RECORDED FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT NO. 51, AND THE DESCRIPTION THERE GIVEN IS MADE A PART HEREOF BY THIS REFERENCE THERETO, AS FULLY AND TO THE SAME EXTENT AS IF COPIED IN FULL HEREIN; SAID LOT NO. 51 IS 100 FEET ON ITS EAST, FACING WILLOW STREET AND EXTENDS WEST FROM THE WEST EDGE OF WILLOW STREET A DISTANCE OF 167 FEET SAID LOT IS BOUNDED ON THE NORTH BY LOT 48, ON THE SOUTH BY LOT 54 THE EAST BY THE WEST EDGE OF WILLOW STREET, AND ON THE WEST BY LOT 50.

Being that parcel of land conveyed to Jordan E. Tinsley and Keisha N. Tinsley, WIFE from Joseph Naranjo and Melisha Naranjo, WIFE by that deed dated 08/29/2019 and recorded 08/30/2019 in Book 715, Page 598, of the Hardin County, TN public registry. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows: None

PARCEL ID(S): 0830 D 00500 000 Commonly known as 100 Willow St Savannah, TN 38372

The street address and parcel number(s) of the above described property are believed to be correct; however, such references are not a part of the legal description of the property sold herein, and, in the event of any discrepancy, the legal description herein shall control

This sale is subject to tenant(s)/occupant(s) rights in possession. 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: Jordan E. Tinsley and Keisha N. Tinsley.

If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

All right and equity of redemption, statutory and otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good; however, the undersigned will sell and convey only as Substitute Trustee.

The transfer shall be AS IS, WHERE IS, AND WITH ALL FAULTS, and without warranties of any kind, express or implied, as to the condition of the Property and the improvements located thereon, including merchantability or fitness for particular purpose. Trustee shall make no covenant of seisin or warranty of title, express or implied, and will sell and convey the subject real property by Substitute Trustee's Deed only.

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.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time.

THIS OFFICE IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Clear Recon LLC Substitute Trustee 651 East 4th Street Suite 200 Chattanooga, Tennessee 37403 Phone: (877) 319-8840 File No: 1006-668A Newspaper: The Courier Publication Dates: 2/6/2025, 2/13/2025, 2/20/2025 (#246437)

PUBLIC NOTICE

"In accordance with Tenn. Code 5-5-11," notice is hereby given that on Tuesday, February 18, 2025, at 6:30 p.m. in the Circuit Courtroom of the Hardin County Courthouse, during the regular session of the Hardin County Board of County Commissioner's meeting, there will be nominations for the purpose of filling the vacancy of County Commissioner Kathy Smith and County Commissioner Shirley Matlock in the Fifth (5th) District. Qualified candidates must reside in the Fifth (5th) District.

IN THE JUVENILE COURT OF LAWRENCE COUNTY, ALABAMA

TO: Editor, Moulton Advertiser Editor of The Savannah Courier You are hereby Ordered to publish the following notice once a week for four (4) consecutive weeks:

IN THE JUVENILE COURT OF LAWRENCE COUNTY, ALABAMA CASE NO.(S) JU23-230.02

NOTICE OF PETITION(S) FOR TERMINATION OF PARENTAL RIGHTS

TO: JOSHUA SCOTT, the Respondent Father, and WENDY BRALEY, the Respondent Mother, of R.S., a minor born 12/11/23 to JOSHUA SCOTT and WENDY BRALEY, notice is hereby given that petition(s) have been filed by the Alabama Department of Human Resources in Lawrence County seeking to terminate your parental rights to this/these child(ren). You are required to file an Answer with the Clerk of Court and the Petitioner's attorney, Christy W. Graham, 14315 Court Street, Moulton, Alabama 35650 within fourteen (14) days after the last publication of this notice or a judgment will be entered against you. A hearing has been set in this Court for the 20th day of March, 2025 at 9:00 a.m. in the Lawrence County Juvenile Court, at which time you may appear and contest the same, if you so choose.

/s/Sandra Ligon, Lawrence County Circuit Clerk 14451 Market Street, Moulton, AL 35650 Attorney for Petitioner: Christy W. Graham GRA104 14315 Court Street, Moulton, AL 35650 (264tc)

Community news

Pickwick



Jeff L. Moore Community Writer 901-428-3300 boattn@gmail.com

Hello. Pickwick United Methodist Church Men's Group sincerely thanks Mr. Ray Garton of TWRA for his informative discussion of current habits of the local fish population in Pickwick Lake. We learned a lot during our breakfast last Saturday at Whistlin' Dixie Cafe.

Pickwick Landing State Park - Tennessee Tree Day is March 15! If you would like to order trees to pick up at PWLSP, check the link below to order today! https://www.tectn.org/tennesseetreeday.html. Looking to get in some volunteer hours? Then join us for the Weed Wrangle March 1. Register today: https://tnstateparksvolunteer.galaxydigital.com/ or call 731-689-3129.

Hardin County Emergency Management Savannah, TN 38372 - February is National Canned Food Month. We encourage all Hardin County residents to donate canned food items to the following local organizations that assist in feeding all those in need throughout Hardin County weekly. -CAM:230 Eureka St., Savannah, TN 38372

Savannah, TN 38372

- House of Hope: 1225 Pickwick St., Savannah, TN 38372

- Voices of Savannah: 212 Eureka St., Savannah, TN 38372

- Our Daily Bread: 1180 Wayne Rd., Savannah, TN 38372

If the following organizations listed above are not reachable you may donate items at 65 Court Street, Savannah, TN 38372. A donation box will be set up in the lobby ONLY on Monday, Tuesday, Thursday, and Friday from 8 a.m.-4 p.m.

I continually collect aluminum cans, dish soap, cushions, blankets and other things for the Hardin Co. Animal Shelter.

Thank you very much.

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

PUBLIC NOTICE

To whom it may concern I am filing for a new title for a 2009 Gray Chevy Tahoe VIN#: 1GNFC13C49R262307 Anyone with proof of claim should contact Shane Morton 40 Settlers St. Savannah, TN 38372 by certified mail, return receipt requested within 10 business days from this publication.

NOTICE

The Hardin County Board of Education will meet on Monday, February 10, 2025 at 5:30 p.m. at the Hardin County Board of Education located at 155 Guinn St. Savannah, TN 38372. (Downstairs Board Room) Public is invited.

PUBLIC NOTICE

Eric Patrick Goheen and Tobi H. Travis, Pub 57, LLC, has applied for an "ON Premises" beer permit, to sell beer at 11165 Hwy. 57, Counce, TN 38326. The business will operate as a bar and restaurant. Hardin County Beer Board will meet at 6 p.m., Tuesday, March 4, 2025, at the Hardin County Courthouse, 465 Main St., Savannah, TN 38372.

PUBLIC NOTICE

The Savannah Housing Authority is developing its Agency Plan for 2025 in compliance with the Quality Housing and Work Responsibility Act of 1998. It will be available at the Authority's office located at 80 Jefferson Street, Savannah, TN 38372. The Authority's hours are 8:00 a.m. to 11:00 a.m. and 12:00 p.m. to 4:00 p.m. Monday - Friday. Additionally, a public hearing to discuss the Agency Plan will be held on Thursday, April 10, 2025, at 2:00 p.m. at the Authority's office.

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.