



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 THEREGIVEN 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 of 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)

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 May 23, 2014, and the Deed of Trust of even date securing the same, recorded May 23, 2014, in Book No. 600, at Page 463, in Office of the Register of Deeds for Hardin County, Tennessee, executed by William A Holt and Delilah Holt, conveying certain property therein described to Charles E. Tonkin, II as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Investors Group, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by PennyMac Loan Services, LLC.

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 PennyMac Loan Services, LLC, will, on May 1, 2025 on or about 11:00 AM, at the 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:

Being Lot No. 9 in the Armstrong-Williams Subdivision, a plat or plan of which is of record in said Register's Office in Deed Book 41, page 198 and reference is here made to said Plat and to the Book and Page where recorded for a complete and accurate description of said Lot 9, and said Lot 9 is more particularly bounded and described according to said deed as follows: Beginning at a stake in the East right of way line of Meadowlane Drive, said point being the southwest corner of the property herein described; thence with said right of way line North 100 feet to an iron pin; thence leaving said road East 153.6 feet to a stake in a fence line; thence with said fence line South 100 feet to a stake; thence leaving said fence West 153.6 feet to the point of beginning, containing 0.35 acres, more or less.

ALSO KNOWN AS: 115 Meadowlane Drive, Savannah, TN 38372 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:

WILLIAM A HOLT DELILAH HOLT 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. 354644

DATED February 3, 2025 WILSON & ASSOCIATES, P.L.L.C., Successor Trustee (2133tc)

PUBLIC NOTICE

GST Capital Partners, LLC is proposing the construction of a wireless telecommunications facility with 300-ft (305-ft w/appurtenances) AGL guyed communications tower. This facility is to be located at Coffee Lane, Adamsville, Hardin County, TN (35.280217 N, 88.293839 W). Interested persons may comment and/or raise concerns regarding potential effects the proposed facility/tower may have on cultural resources and/or historic properties by contacting Delta Oaks Group within 30 days of this notice. Submit all comments, questions, concerns, or requests for additional information to: Delta Oaks Group, PLLC, Attn: Kermit Farrow, 4904 Professional Court, Raleigh, NC 27609, (919) 342-8247, kfarrow@deltaoaksgroup.com

NOTICE OF MONTHLY MEETINGS

PLANNING SESSION AND BOARD OF COMMISSIONERS' MEETING

The Hardin County Government will hold its monthly planning session on Thursday, February 13, 2025, at 6:30 p.m. This will be followed by the monthly meeting of the Board of Commissioners on Tuesday, February 18, 2025, at 6:30 p.m. Both meetings will address matters as may be properly presented.

Members of the public who wish to speak at the Board of Commissioners' meeting, are invited to sign up before the meeting begins.

Both meetings will take place in the Circuit Courtroom at the Hardin County Courthouse. The public is encouraged to attend.



Hardin County Soil and Water Conservation Board Elections are being held on March 7th and March 10th

Cast your ballot at: 1035 C Wayne Road

Nominees for the Hardin County Soil & Water District board seats are:

- Jamie Lewis
• Justin Williams
• Ricky Blankenship
• Scott Kelley
• Brent McDonald
• Lane Finley

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)



Pickwick Electric Cooperative will be closed on Monday, February 17, to observe Presidents' Day. This will also be a training day for our employees. Standby crews are available in case of emergency. Have a safe and happy holiday.

PUBLIC NOTICE

The Savannah Police Department is seeking the owner of the below listed vehicles that are currently located at the Savannah Police Department located at 80 King Street Savannah, TN.

Pursuant to T.C.A. §55-16-105(c), the public is advised that any individual with a claim on the below listed vehicles please contact the Savannah Police Department at 731-925-3200 and ask for Chief Michael Pitts before 5 p.m. on Wednesday, February 26, 2025.

As provided in Tennessee law, the failure of the owner or lienholders to exercise their right to reclaim the vehicle within the time provided shall be deemed a waiver by the owner and all lienholders of all right, title and interest in the vehicle and consent to the sale of the abandoned, immobile, or unattended motor vehicle at a public auction pursuant to T.C.A. §55-16-106.

- Green Chevrolet Lumina bearing VIN #2G1WL52J011256190
•White Dodge Ram bearing VIN #3B7HC13Z81G246771
•Red Mazda 6 bearing VIN #JM1GL1UM6J1323408

DOCUMENT 001116 INVITATION TO BID

Wold Architects & Engineers 205 East Main Street Jackson, TN 38301 (731) 421-8000, FAX (731) 421-8047 Attention: Sammy West Email Address: swest@woldae.com PROJECT: TN River Museum Renovations Savannah, TN Issue Date: 10 February 2025 Architect's Project Number: 247095 OWNER: TN River Museum C/O Beth Pippin 495 Main Street Savannah, TN

Bidders are invited to submit a hard copy bid to the Owner located at the above address before 10:00 am on Tuesday, 04 March 2025, for the following project:

Interior Renovations on the 3rd Floor of the Museum. Work includes demolition of stud/plaster and masonry walls, doors, finishes, plumbing. New construction of stud/gwb walls, casework, and interior finishes. Bid Documents for a Stipulated Price/Sum contract may be obtained in hard copy or electronic format from the office of the Architect/Engineer. Electronic copies of the documents may be provided free of charge. Hard copies of the documents may be obtained upon receipt of a deposit by check made payable to WOLD in the amount of \$150 for each set.

Documents can only be obtained by general contract and mechanical and electrical subcontract Bidders. Others may view the Bid Documents at the office of the Architect/Engineer, Owner, and the following construction associations:

Dodge Data and Analytics West Tennessee Plan Room Additional sets may be purchased as indicated in Instructions to Bidders. Contact: Scott Sudbury, WOLD AE. A Five Percent Bid Security is required. Refer to other Bidding requirements described in Document 002113 - Instructions to Bidders. Bidders are required to present evidence of proper licensure per State Contractor's Licensing Law. Bidders are invited to attend a Pre-Bid Conference to be held at the TN River Museum, 495 Main Street, Savannah, TN, at 10:00 am on Thursday, 20 February 2025.

PUBLIC NOTICE

The Savannah Board of Zoning Appeals and the Savannah Planning Commission will meet Thursday, February 13, 2025 at 6:00 p.m. at Savannah City Hall.

These meetings are open to the public and all interested parties are invited to attend. Please contact the Community Development Department at 731-925-8007 with any questions or concerns.

# On the Record week of Feb. 13

## Savannah Police Dept.

The following items are derived directly from official Savannah Police Department reports and spokesmen.

**Jan. 27**  
Candice Bottorff, 28, 25303 Pinhook Drive, was charged with leaving the scene of an accident, not immediately notifying to authorities of an accident and driving without a license.

At approximately 6:43 p.m. an officer noticed a maroon Buick sedan unoccupied in a ditch in front of Harbor Freight store. The vehicle's registration identified Bottorff as the owner. She returned to the scene as her car was being towed away and said she left the scene because she was afraid due to not having a driving license because she has seizures.

**Jan. 28**  
An arrest was made for public intoxication. Olivia Miske, 23, 160 Lake View Loop, was arrested for an outstanding warrant.

An officer initiated a traffic stop at 100 Pickwick St., for driver and passenger not wearing a seatbelt. When dispatch ran identifying informa-

tion Miske's information did not come back. Officer called her probation officer to verify Miske's information and was informed there was a warrant for her arrest.

**Jan. 29**  
Jesse Lawrence Allen, 61, 280 Gean's Lane was arrested for simple possession, casual exchange and driving with a suspended license.

Allen was stopped at 955 Pickwick St., for a crumbled up tag. Allen admitted license was suspended and said he didn't know how to get a new tag. A consented search of the car was performed and a green like substance believed to be marijuana was found.

Larry G. Travon, 18, 55 Myrick Drive, was arrested for domestic assault (simple.)

Officers were dispatched to 140 Austin St. for an active domestic between a mother and son. Mother also stated that Travon was destroying property. Travon's mom stated that they were arguing over him driving the car and he began throwing things and smacked her phone out of her hands. The son confirmed his

actions and was placed under arrest.

An arrest was made for public intoxication at 120 Ranch St.

**Jan. 31**  
Tyshawn Smith, 25, 130 Deberry St., was arrested for driving while license was suspended, revoked or canceled.

An arrest was made for public intoxication at 903 Florence Road.

An arrest was made for public intoxication at 180 Main St.

Derek Glen Lee, 30, 100 Harmon Drive, was

arrested for possession of methamphetamine, DUI, implied consent, financial responsibility law, possession of drug paraphernalia and intent to manufacture methamphetamine.

Lee was pulled over after an officer observed him driving a vehicle with no tag while turning onto Lewis St., from Florence Rd. Officer noticed Lee was sweating and shaking uncontrollably. When Lee exited the vehicle he was having trouble standing and refused to let his vehicle be searched. K-9 was dispatched and officer

administered standardized field sobriety test, which Lee failed. Lee was arrested and vehicle was searched based on K9 hit.

**Feb. 1**  
An arrest was made for public intoxication at 1175 Wayne Road.

Daniel Andrew Domer, 117 N Elm St., 53, was arrested for DUI and driving while license was revoked for DUI.

Domer was pulled over at 320 Main St. for having no rear tag displayed on the back of the motorcycle he was driving. Domer stated he was suppose to have an intoxometer. Officer noticed a cup in vehicle and it smelled like alcohol. He was arrested after failing standardized field sobriety test. Gave consent to have blood drawn and was transported to Hardin Medical Center and

then to Hardin County jail.

Demario O'Bryant Siner, 33, 110 Washington St., was arrested for criminal trespassing.

**Feb. 2**  
Sarah Anne Uveges, 27, 3550 Old Town Loop, was arrested for possession of Schedule VI narcotics, drug paraphernalia and unlawful display of vehicle registration.

Uveges was stopped for an expired sticker on tag, which she said she did not put there. Officer detected the smell of marijuana and asked if she had any. Uveges notified the officer that she had 2 grams in a back pack on the back seat. Officer found a small baggy with a rolling tray and green like substance inside, as well as glass bong with ash. Officer also located a small container with green leafy substance inside.

## TBI launches initiatives to protect and educate the state's senior population

The Tennessee Bureau of Investigation, TBI, announced the agency has unveiled two new resources to meet the needs of the state's growing senior population.

The first resource is the launching of a new app called "TBI Find."

The app is now available for both Apple and Android devices and connects the public to up-to-the-minute information about Silver Alerts issued in Tennessee.

The app, which took more than two year to develop, also provides key information to connect seniors and those who care for them with resources designed to support and educate.

The TBI also launched the "SafeSeniorTN," website, which includes information on topics including email and text messaging safety and technology.

"We are tired of seeing seniors being

victimized, when common-sense advice could have saved both headache and heartache," said Andy Corbitt, TBI's Special Agent in Charge of its Medicaid Fraud Control Division in East Tennessee.

He added, "That's why we've worked to bring together the best guidance in one, trustworthy resource we can update as technology and crime evolves."

The site also aims to offer clear and concise details on warning signs and how to report crimes or concerns.

"I'm proud of our team for taking the lead and thinking outside the box to protect and serve this growing segment of our state's population," said TBI Director David Rausch.

Rausch added, "We're thankful for our partners at other state agencies and nonprofits we work with across Tennessee. Together, we're committed to working together to find smarter ways to educate and serve together."

## Community news Walker Graham



Mary Rose  
Community  
Writer  
926-2502

Patricia Shelby sends happy birthday wishes to Jessica Jennings and Cody Boyd Feb. 12, Jane Tyler, Faye Parsons and Lorrie Vickery Feb. 14, Linda Casteel and Kathy Howard Feb. 16 and Nicolas Lewis Feb. 17.

Happy anniversary to Jimmy and Becky Wilkes Feb. 12.

**PUBLIC NOTICE**

To whom it may concern  
I am filing for a new title for a  
**1999 Red Chevy SLV**  
VIN#: 2GCEK19T6X1295400  
Anyone with proof of claim should contact  
**Davin Ryan Barnett**  
388 Deer Lane  
Savannah, TN 38372  
by certified mail, return receipt requested within 10 business days from this publication.



## In Gratitude

We wish to thank everyone who called, came by, brought food or just thought of us and prayed for us during the loss of our beloved husband and father, Ron Jeter.

The Volunteer Fire Department for their response to our every request for help. They were always caring and compassionate.

Hardin County Hospital, Dr. Briggs and crew for their excellent care

and assistance. Hardin County Ambulance personnel for prompt and caring response always.

Dr. Cromwell and staff always had our backs and Arden Hospice were our heroes during his last week of care.

Shackelford Funeral Directors did a great job of listening and supplying every request. Rev. Joe Loncar and VFW for final service done precisely as requested.

Thankful and Blessed,  
Clois Jeter and Family

**NOTICE**

The Board of Commissioners of Hardin Medical Center will meet on Thursday, February 27, 2025 at 6:00 p.m. in the Cafeteria for the February meeting.

**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.

### SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on April 30, 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 Gerald W. Mapes, to FNC, Trustee, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for American Advisors Group on March 10, 2022 at Record Book 795, Page 821; 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: Finance of America Reverse, LLC, 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: 315 Davis Street, Savannah, Tennessee 38372  
Parcel Number: 072N B 007.00

Current Owner(s) of Property: The Heirs of Gerald W. Mapes

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, through, or under any of the foregoing. Such parties known to the Substitute Trustee may include: All Parties claiming by, through or under Gerald Mapes; Secretary of Housing and Urban Development.

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 Gerald W. Mapes, 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. 25-125430 (#246721) (2133tc)

**HUNT & SON ROOFING, INC**  
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931-676-7145  
931-332-6094  
jeff@hsroof.com

[hsroof.com](http://hsroof.com)

**St. Peter's by the Lake**  
Anglican Church  
STPETERSCOUNCE.ORG  
**Sunday Services at 10 a.m.**  
District 3 Community Center,  
491 Hinton Road, Counce, TN  
731-412-4000

- Anglicans are the third largest Christian group in the world
- We are a part of God's one holy and apostolic church that the Apostles built at Jesus' command
- Billy Graham once said if he were to start over he would be an evangelical Anglican
- For Anglicans, the truth is the Bible as the final authority and unchangeable standard for Christian faith and life

**Please join us for our Sunday services**

**SAVANNAH MONUMENT CO.**

+731-607-8333  
[www.savannahmonuments.com](http://www.savannahmonuments.com)  
[savannahmonuments@hotmail.com](mailto:savannahmonuments@hotmail.com)  
1685 WAYNE ROAD  
SAVANNAH, TN 38372

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**Compare our CD Rates**  
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1-year	<b>4.25%</b>	APY* Minimum deposit \$1,000
2-year	<b>4.30%</b>	APY* Minimum deposit \$1,000
5-year	<b>4.25%</b>	APY* Minimum deposit \$1,000

Call or visit your local financial advisor today.

**Mindy Wilson, ChFC**  
Financial Advisor  
1035-F Wayne Rd  
Savannah, TN 38372  
731-925-6838

\* Annual Percentage Yield (APY) effective 2/10/2025. CDs offered by Edward Jones are bank-issued and FDIC-insured up to \$250,000 (principal and interest accrued but not yet paid) per depositor, per insured depository institution, for each account ownership category. Please visit [www.fdic.gov](http://www.fdic.gov) or contact your financial advisor for additional information. Subject to availability and price change. CD values are subject to interest rate risk such that when interest rates rise, the prices of CDs can decrease. If CDs are sold prior to maturity, the investor can lose principal value. FDIC insurance does not cover losses in market value. Early withdrawal may not be permitted. Yields quoted are net of all commissions. CDs require the distribution of interest and do not allow interest to compound. CDs offered through Edward Jones are issued by banks and thrifts nationwide. All CDs sold by Edward Jones are registered with the Depository Trust Corp. (DTC).

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