



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 December 27, 2018, and the Deed of Trust of even date securing the same, recorded January 4, 2019, in Book No. 701, at Page 262, in Office of the Register of Deeds for Hardin County, Tennessee, executed by Michael E Short and Tommi M Short, 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 Freedom Mortgage Corporation.

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 Freedom Mortgage Corporation, will, on June 28, 2023 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:

TRACT ONE: LOT NO. 28 in the Dixieland Subdivision, a plat or plan of said subdivision being of record in Plat Book 2, page 93, in said Register's Office, and reference is heremade to said plat and to the book and page where recorded for a complete and accurate description of said Lot No. 28 in said Dixieland Subdivision, and the description, location and designation as theregiven and shown are incorporated herein by this reference thereto to the same extent as if copies in full herein. Said legal description is the same description as contained in the previous deed of record.

TRACT TWO: LOT NO. 34 in the Dixieland Subdivision, a plat or plan of said subdivision being of record in Plat Book 2, page 93, in said Register's Office, and reference is heremade to said plat and to the book and page where recorded for a complete and accurate description of said Lot No. 34 in said Dixieland Subdivision., and the description, location and designation as theregiven and shown are incorporated herein by this reference thereto to the same extent as if copies in full herein. Said legal description is the same description as contained in the previous deed of record. Subject to any and all setbacks, easements, restrictions and all other matters as shown on the Plat of this property of record in the Register's Office of Hardin County, Tennessee in Plat Book 2, page 93. Subject to Restrictive Covenants as shown of record in Record Book 93, page 408 and Record Book 96, page 702. in the Register's Office of Hardin County, Tennessee.

ALSO KNOWN AS: 114 Short Road, Adamsville, TN 38310
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. 355917

DATED May 8, 2023
WILSON & ASSOCIATES, P.L.L.C., Successor Trustee (5183tc)

NOTICE TO CREDITORS

ESTATE OF JOSEPH MCKINLEY ROWSEY, late of Hardin County, Tennessee
Notice is hereby given that on the 8th day of May, 2023, Letters of Testamentary, in respect of the Estate of Joseph McKinley Rowsey, who died on March 5, 2023, were issued to the undersigned by the Chancery Court Clerk & Master 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 and Master 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 8th day of May, 2023.
/s/ Jamie Renee Rowsey, Executrix
/s/ Ken Seaton, Attorney
/s/ Martha S. Smith, Clerk & Master (5182tp)

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, Rachel Beam, an unmarried individual, by Deed of Trust dated April 23, 2014 (the "Deed of Trust"), of record at Instrument No. 113313, Book 599, Page 36, in the Register's Office for Hardin County, Tennessee, conveyed to Wendy Clark, Trustee, the hereinafter described real property to secure the payment of an indebtedness evidenced by a Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to CB&S Bank;

WHEREAS, said Wendy Clark, Trustee, is unable to act as Trustee under the Deed of Trust and I have been appointed Successor Trustee by the owner and holder of the Note, CB&S Bank, by Instrument No. 167892 of record in Book 824, Page 23, Register's Office for 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 I, Glen Watson, Successor Trustee, or my authorized agent, pursuant to the power, duty and authority vested in and imposed upon the Trustee in the Deed of Trust and applicable law, will on Thursday, June 22, 2023 at 1:00 p.m., prevailing time, at the Front Door of the Hardin County Courthouse, 465 Main Street, Savannah, Tennessee 38372, sell at public outcry to the highest bidder, for cash and free from all legal, equitable and statutory right of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions and rights 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:

Legal Description Reference: The real property is described in the Deed of Trust dated April 23, 2014, of record at Instrument No. 113313, Book 599, Page 36, in the Register's Office for Hardin County, Tennessee
Hardin County Property Tax ID: 020 021.00

Common Description: The real property has a street address of 2435 Dogtown Drive, Savannah, Tennessee 38372; however, such information is provided for convenience only. The herein described sale will be transferring the property as described in the Deed of Trust, and any discrepancies between the Deed of Trust and the property address/property identification will be governed by the Deed of Trust.

THIS PROPERTY IS SOLD AS IS, WHERE IS AND WITH ALL FAULTS AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, AND SUBJECT TO ANY PRIOR LIENS OR ENCUMBRANCES, IF ANY. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF

TITLE, POSSESSION, QUIET ENJOINMENT OR THE LIKE AND WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION, QUALITY OR FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE.

As to all or any part of the property, the right is reserved to (i) delay, continue or adjourn the sale to another time certain or to another day and time certain, without further publication and in accordance with law, upon announcement of said delay, continuance or adjournment on the day and time and place of sale set forth above or any subsequent delayed, continued or adjourned day and time and place of sale; (ii) sell at the time fixed by this Notice or the date and time of the last delay, continuance or adjournment or to give new notice of sale; (iii) sell in such lots, parcels, segments, or separate estates as Successor Trustee may choose; (iv) sell any part and delay, continue, adjourn, cancel, or postpone the sale of any part of the property; (v) sell in whole and then sell in parts and consummate the sale in whichever manner produces the highest sale price; and/or (vi) to sell to the next highest bidder in the event any high bidder does not comply with the terms of the sale.

Successor Trustee will make no covenant of seisin, marketability of title or warranty of title, express or implied, and will sell and convey the subject real property by Trustee's Quitclaim Deed as Successor Trustee only.

This sale is subject to any unpaid city, county or state taxes and assessments (plus penalties, interest, and costs) which may exist as a lien against said property; and any other matters on a recorded plan, restrictions, easements or setback lines or matters against or affecting the property; any 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, claims, 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. This sale is also subject to any matter that an inspection and accurate survey of the property might disclose.

The sale of the property shall be conducted for cash, or credit upon the indebtedness secured by the Deed of Trust if the lawful owner and holder thereof is the successful purchaser, to be tendered upon the conclusion of the bidding, provided, however, that prior to the sale of the property, the Successor Trustee, acting on his own behalf or by and through one or more agents or representatives, may announce different or additional terms pursuant to which the sale of the property shall be conducted.

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

This 15th day of May, 2023. Successor Trustee: Glen Watson
Watson Law Group PLLC
P.O. Box 121950 Nashville, Tennessee 37212
(615) 823-4680
Insertion Dates: May 18, 2023; May 25, 2023; June 1, 2023.
Additional: Interested Parties: Estate of Rachel Beam; Robbie H. Curtis; Unifund CCR, LLC; Mendelson Law Firm. (5183tc)

HOLIDAY CLOSING

The Hardin County Courthouse and Annex Building will be closed on Monday, May 29, 2023 in observance of Memorial Day.

PUBLIC NOTICE

The Town of Saltillo will hold a Board of Zoning and Appeals Meeting at 6:30 p.m. on Tuesday, May 23, 2023 at the Town Hall.

PUBLIC NOTICE

The Town of Saltillo will hold a Budget Planning Meeting for fiscal year 2024 at 5 p.m. on Tuesday, May 23, 2023 at the Town Hall.

PUBLIC NOTICE

The Town of Saltillo will hold a Planning Commission Meeting at 6 p.m. on Tuesday, May 23, 2023 at the Town Hall.

PUBLIC NOTICE

Roadside debris pickup will begin on Tuesday, May 23, 2023. It will start on the western side of the county on Old Union Road in the Morris Chapel Community. The crews will then work their way to the northern portion of the county at Cerro Gordo. Please have all debris to the right-of-way at this time. There will be a second pass to be advertised at a later date.

PUBLIC NOTICE

SAVANNAH CITY COMMISSION MEETINGS

The City Commission will meet as follows:
Study Session - Tuesday, May 30, 2023 at 6:30 p.m.
Regular Monthly Meeting - Thursday, June 1, 2023, at 7:00 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.

PUBLIC NOTICE

The following vehicle will be sold at Ervin Towing & Recovery 810 US Highway 64, Adamsville, TN 38310 after June 9, 2023, for Towing and Storage Fees accumulated on said vehicle, if not claimed and paid in full prior to date of the sale.
2000 NISSAN MAXIMA VIN: JN1CA31D2YT559186

PUBLIC NOTICE

The Savannah Board of Zoning Appeals will meet Thursday, June 8th at 6:00 p.m. at Savannah City Hall. The purpose of the meeting is to consider the following request:
1. A request for a Change of Zoning from R-2 (Medium Density Residential Districts) to R-3 (High Density Residential Districts) for the property located on the north side of Julia D Dr. (Map 083G, Group O, Parcel 005.00).
The Savannah Planning Commission will meet Thursday, June 8th 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.

PUBLIC NOTICE

Pursuant to Section 67-5-508 Tennessee Code Annotated, the property assessment records of Hardin County will be available for public inspection at the Property Assessors Office of the Hardin County Courthouse during normal business hours. Any person desiring to inspect these records may do so at the appointed time and place. The Hardin County Board of Equalization will begin its annual sessions to examine the county assessments on June 1, 2023. THE BOARD WILL ACCEPT APPEALS FOR TAX YEAR 2023 ONLY UNTIL THE LAST DAY OF ITS 2023 REGULAR SESSION, WHICH WILL BE JUNE 9, 2023. The board will meet from 9:00 a.m. to 3:30 p.m. in the conference room of the Hardin County Courthouse. Any owner of property who wishes to make a complaint or appeal to the County Board of Equalization must appear by appointment before said Board at this time personally or by personal appearance of an agent for the owner bearing the owner's written authorization. Failure to appear and appeal an assessment will result in the assessment becoming final without further right to appeal.

BID NOTICE

Southwest Human Resources Agency Head Start is currently accepting bids for the following locations and jobs:
1. Existing Video surveillance system (cameras, wiring, NVR) removed and replaced completely (upgraded) at Hardin County Head Start, 35 & 37 Rex Addikson Way, two buildings, Savannah, TN 38372. Bid includes removing and hauling away all components of old system not wanted to be retained by Head Start.
2. Installation of aluminum flat pan canopies with built in gutter system, posts set in concrete thru asphalt/gravel where needed and water draining thru posts covering entry, steps, and handicap ramps at Ramer Head Start, 4186 TN - 57, Ramer, TN 38367, and covering the front entry doors extending down the sidewalk in both directions (approximately ninety-five feet) at Chester County Head Start, 1495 White Ave., Henderson, TN 38340.
3. Seal and stripe the driveway and parking areas (all currently asphalted areas) with appropriate directional arrows and handicap signage at Chester County Head Start, 1495 White Ave., Henderson, TN 38340.
For a list of specs for each location and to schedule an appointment to inspect sites, please contact Director Gary V. Gober at (731)989-5111.
Bids are welcome on one or more of the above listed projects. Bids should be delivered to SWHRA Head Start 1527 White Avenue, Henderson, TN by 9 AM, June 5th. Winners will be notified by 12 noon, June 6th. Work is expected to be completed by September 30, 2023. All scrap and old materials to be hauled off and disposed of as required by law. All material is guaranteed to be as specified. All work should be completed in a workmanlike manner according to standard practices. Any alterations or deviations from provided specifications will be executed only upon written orders. Davis-Bacon prevailing wage rates, Worker's Compensation compliance (subcontractors need to provide insurance company as "insured by") and Federal Aid Contract provisions apply to all bidders. In accordance with Federal law this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, and disability.

In Education

Northeast Mississippi Community College, NEMCC, names Domenica Rachel Wehrstein, of Counce, to its 2023 Spring Vice President's List.
The distinguished Vice-President's List is for NEMCC students who achieved a grade point average (GPA) of 3.5-3.9 on a 4.0 scale for the 2023 Spring semester.

Madeline Grace Moore, of Adamsville, and Merton Nathaniel Scott Wehrstein, of Counce, have been named to Northeast Mississippi Community College, NEMCC, 2023 President's List.
To be named to the NEMCC distinguished President's List, students achieved a grade point average (GPA) of 4.0 on a 4.0 scale for the 2023 spring semester.

Silas Cherry, of Savannah, made the Dean's List at Carson-Newman University for the spring 2023 semester.
The University awards Dean's List honors to students earning a grade point average of 3.5 or higher while taking 12 or more credit hours.
731 Family Rc & Phace Details LLC of Savannah awarded \$1500 in scholarships to Hardin County stu-

dents. The following Hardin County High School students received \$500 each to assist with paying for their college education, Hanna Mathis, who will be attending the University of North Alabama, Latrell Estes, who will be attending Jackson State, and Graci Pruet, who will be attending Jackson State.

Bethel University recognizes the following local students enrolled in its College of Arts and Sciences, Tucker Johnson, of Morris Chapel, Cally Callahan, of Savannah, and Emilee Jerrolds of Savannah, for being named to the university's Honor Roll for the spring 2023 semester.

To qualify for the Honor Roll, undergraduates must have completed 12 or more hours of academic coursework in the College of Arts and Sciences with a grade point average of 3.7 or above and no grade lower than a C.

Andrea Vivian of Savannah, at University of North Alabama, and Carly Seaton of Savannah, at University of North Alabama, were recently initiated into The Honor Society of Phi Kappa Phi, the nation's oldest and most selective collegiate honor society for all academic disciplines.
They are among approximately 25,000 students, faculty, professional staff and

alumni to be initiated into Phi Kappa Phi each year. Membership is by invitation only and requires nomination and approval by a chapter. Only the top 10 percent of seniors and 7.5 percent of juniors are eligible for membership. Graduate students in the top 10 percent of the number of candidates for graduate degrees may also qualify, as do faculty, professional staff and alumni who have achieved scholarly distinction.

A Hardin County student has been awarded a scholarship to attend the University of Tennessee at Martin for the 2022-2023 academic year, according to Dr. James Mantooth, executive director, Office of Enrollment Services and Student Engagement.
Regan Welch, of Savannah, daughter of Michelle Casteel and Dave LaPack, will be a junior. She received the Elam Transfer Scholarship.

First United Methodist Church
Located in downtown Savannah or follow the sound of the church bells.
Sunday School 10 a.m.
Sunday Worship 11 a.m.
270 Main Street Savannah, TN 38372
Phone (731) 925-3436 • Fax (731) 925-8421
Watch our Sunday Live Stream @ 11 a.m. www.savannahfumc.com