



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

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:

MICHAEL E SHORT TENANTS OF TOMMI M SHORT

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)

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on July 12, 2023 at 2:00PM local time, at the front door, Hardin County Courthouse, 465 Main Street, Savannah, Tennessee pursuant to Deed of Trust executed by Anthony Cohenour, to Carter, Stanfill & Associates, PLLC, Trustee, as trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Preferred Plus Financial Corporation on September 27, 2019 at Record Book 718, Page 253; 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: NewRez LLC d/b/a Shellpoint Mortgage Servicing, 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: 435 Cedar Cove Ln, Savannah, Tennessee 38372
Parcel Number: 083M A 038.00
Current Owner(s) of Property: The Heirs of Anthony Cohenour

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 Anthony Cohenour.

Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and down to the extent disclaimed or inapplicable, and the rights of Anthony Cohenour, 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. 23-123224 (613tc)

PUBLIC NOTICE

The First Utility District of Hardin County 2022 Water Quality Report will be published in the Savannah Courier on June 8, 2023. This report will not be direct mailed to customers. You may request a copy by calling 731-689-4454.

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 ENJOYMENT 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)

NOTICE

The contents of the following storage units will be sold at auction on 6/13/2023 at 11 a.m. unless accounts are cleared.

Troy Anderson E46 Ashton Higgins D31
Phadera Scott E47 Patricia Fisher B15

Savannah Creekside Storage
1985 Wayne Rd. • Savannah, TN 38372
731-207-2111

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.

BID NOTICE

The Hardin County Board of Education School Nutrition Program is accepting bids for large and small equipment for use in Hardin County School cafeterias. Complete bid packets, instructions, and specifications are available from the School Nutrition Program Department, Hardin County Board of Education Office, 155 Guinn Street, Savannah, TN 38372.

Bids must be received by 1:00 p.m. on Thursday, June 22, 2023, at the Hardin County Board of Education Office. Bids are to be opened at the above address on Thursday, June 22, 2023, at 1:00 p.m. The Hardin County Board of Education reserves the right to accept or reject any or all bids. This institution is an equal opportunity provider.

NOTICE TO CREDITORS

Notice is hereby given that on the 23rd day of May, 2023, Letters of Administration in respect to the Estate of Jerry Don Stanford, Sr., who died March 18, 2023, were issued to Jerry Don Stanford, Jr., 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 23rd day of May, 2023

/s/ Jerry Don Stanford, Jr., Administrator
/s/ Nan Barlow, Attorney for the Estate
/s/ Martha S. Smith, Clerk and Master (612tp)

Community news
Walker Graham



Mary Rose
Community Writer
926-2502

Jackie Smith has been gone 2 years on June 6. She is still missed.

Jerry is doing much better with his eating and swallowing. He goes back to the doctor on June 7 for a checkup.

(Ed. note: Held over from the May 25 edition.)

Patricia Shelby went for visitation for Joyce Williams Lavender Tuesday. She went to the decoration at Neill's Cemetery Sunday. She sends congratulations to the seniors Kailie Perry,

Hallie Ford, Madison Gean, Catherine Harrison, Maggie Miller, Victoria Monroe, Bentley Qualls and Wheeler Wilkes. She sends happy birthday wishes to Jodie Duke and Emma Tedford May 23, Jonathan White May 24, Elizabeth Miller May 25, Jamie Gean and Wanda Irwin May 27, Natalie Jerrolds and Maggie Miller May 30, Briget Chafin May 31 and happy anniversary to Ed and Flora Delaney May 26.

Our late brother-in-law Bill Smith would have had a birthday May 27 and Starla Harrison will have one that day.

We were sorry about the death of Joyce Williams Lavender. Our thoughts are with her family.

PUBLIC NOTICE

To whom it may concern
I am filing for a new title for a 2003 Red Toyota Tacoma VIN#: 5TENM92N13Z24607
Anyone with proof of claim should contact Kevin P. Fucich PO Box 56817 New Orleans, LA 70156
by certified mail, return receipt requested within 10 business days from this publication.

GLANCE AWAY from this ad for a few seconds, then look at it again. STILL HERE ISN'T IT? The spoken word is like the air, but the printed word is always there. Newspaper advertising sells. Call 925-6397 the COURIER www.courieranywhere.com

PUBLIC NOTICE
The boat ramp at Wayne Jerrolds Park will be closed Sunday, June 4, for the docking of the American Cruise Line. It will also be closed on June 11, 18 and 25.

NOTICE
The Adamsville Water System 2022 Water Quality Report will be published in the Savannah Courier on June 7, 2023. This report will not be direct mailed to customers. You may request a copy by calling 731-632-1401 option #3.

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.

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 Adkisson 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 ramp/s 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.