



### 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 dower to the extent disclaimed or inapplicable, and the rights of Peter F Hartmann IV, 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)

### SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on August 3, 2023 at 11:00AM local time, at the front door, Hardin County Courthouse, 465 Main Street, Savannah, Tennessee pursuant to Deed of Trust executed by Peter F Hartmann IV, to Creasy & Jones, Attorneys at Law, P.C., Trustee, as trustee for SUCCESS MORTGAGE PARTNERS, INC. on July 29, 2019 at Book 713, Page 345; 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: 2270 Fox Hollow Loop, Savannah, Tennessee 38372  
Parcel Number: 153-004.03-T-000

Current Owner(s) of Property: Peter F. Hartmann, IV

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: None.

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 Peter F Hartmann IV, 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.

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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. 23-123543 (683tc)

## 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.

## PUBLIC NOTICE

Saltillo Public Utility District Commissioners will meet on the first Tuesday at 6 p.m. for the months of January, April, July, and October.

## PUBLIC NOTICE

There will be a meeting of the Hardin County Budget Committee on Thursday, June 15, 2023 at 5:45 p.m. in the Conference Room at the Courthouse Annex Building. The public is invited to attend.

## ORDINANCE NO. 2023-09

AN ORDINANCE OF THE TOWN OF SALTILLO, TENNESSEE ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024

WHEREAS, Tenn. Code Ann. § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Governing Body has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

### NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF SALTILLO, TENNESSEE AS FOLLOWS:

SECTION 1: That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2024, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

GENERAL FUND	Actual FY 2022	Actual FY 2023	Budget FY 2024
<b>Revenues</b>			
Local Taxes	\$45,500	\$41,689	\$40,000
Property Taxes	53,244	52,142	61,628
Licenses and Permits	1,850	1,850	1,850
Intergovernmental	162,576	167,740	108,800
Fines and Forfeitures	5,391	6,310	10,000
Other	21,883	25,203	23,900
<b>Total Revenues and Other Financing Sources</b>	<b>\$290,444</b>	<b>\$294,935</b>	<b>\$246,178</b>
<b>Appropriations</b>			
<b>Expenditures</b>			
Department of Administration	\$144,141	\$114,400	\$126,850
Police Department	50,046	51,823	70,870
Fire Department	7,133	13,491	10,958
Senior Citizens Department	6,557	8,349	8,300
Parks Dept.	11,413	9,793	5,550
Comm. Ctr.	12,030	4,556	6,850
Special Evts	14,566	16,735	16,800
<b>Total Appropriations</b>	<b>\$245,886</b>	<b>\$219,147</b>	<b>\$246,178</b>
<b>Change in fund Balance (Revenues - Appropriations)</b>	<b>44,558</b>	<b>75,787</b>	<b>—</b>
<b>Beginning Fund Balance July 1</b>	<b>180,023</b>	<b>224,581</b>	<b>300,369</b>
<b>Ending Fund Balance June 30</b>	<b>\$224,581</b>	<b>\$300,369</b>	<b>\$300,369</b>
<b>Ending Fund Balance as a % of Total Appropriations</b>	<b>91.3%</b>	<b>137.1%</b>	<b>122.0%</b>

STATE STREET AID FUND	Actual FY 2022	Actual FY 2023	Budget FY 2024
<b>Revenues</b>			
State Gas and Motor Fuel Taxes	\$16,724	\$13,396	\$16,100
Transfer ARPA Funds		10,000	
<b>Total Revenues and Other Financing Sources</b>	<b>\$16,724</b>	<b>\$23,396</b>	<b>\$16,100</b>
<b>Appropriations</b>			
Streets	\$33,809	\$15,213	\$16,100
<b>Total Appropriations</b>	<b>\$33,809</b>	<b>\$15,213</b>	<b>\$16,100</b>
<b>Change in fund Balance (Revenues - Appropriations)</b>	<b>(17,086)</b>	<b>8,183</b>	<b>—</b>
<b>Beginning Fund Balance July 1</b>	<b>30,095</b>	<b>13,009</b>	<b>21,192</b>
<b>Ending Fund Balance June 30</b>	<b>\$13,009</b>	<b>\$21,192</b>	<b>\$21,192</b>
<b>Ending Fund Balance as a % of Total Appropriations</b>	<b>38.5%</b>	<b>139.3%</b>	<b>131.6%</b>

SECTION 2: At the end of the fiscal year 2023, the governing body estimates fund balances or deficits as follows:

Fund	Estimated Fund Balance/Net Position at June 30, 2022
General Fund	\$231,844
State Street Aid Fund	\$11,888

SECTION 3: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (Tenn. Code Ann. § 6-56-208). In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Tenn. Code Ann. § 6-56-205.

SECTION 4: Money may be transferred from one appropriation to another in the same fund in an amount of up to \$5000.00 by the Mayor, subject to such limitations and procedures as set by the Governing Body pursuant to Tenn. Code Ann. § 6-56-209. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

SECTION 5: A detailed financial plan will be attached to this budget and become part of this budget ordinance.

SECTION 6: There is hereby levied a property tax of \$.81 per \$100 of assessed value on all real and personal property.

SECTION 7: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller's Designee for approval pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated within fifteen (15) days of its adoption. If the Comptroller of the Treasury or Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller's Designee.

SECTION 8: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 9: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 10: This ordinance shall take effect July 1, 2023, the public welfare requiring it.

Passed: June 6, 2023

Mayor: Greg Billings

## PUBLIC NOTICE

Hardin County Government's monthly planning session meeting is scheduled for Thursday, June 15, 2023 at 6:30 p.m. followed by the monthly meeting of the Board of Commissioners. Both meetings will be held on this date in the Circuit Courtroom at the Hardin County Courthouse and the public is invited to attend.

### SECTION 00 11 13 -- ADVERTISEMENT FOR BIDS

Bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders. Project Identification: **Hardin County School Outdoor Classroom** Project Location: 1170 Pickwick St., Savannah, TN 38372 Owner: **Hardin County School System; 155 Guinn Street, Savannah, TN 38372** Architect: **TLM Associates, Inc.; 117 E. Lafayette St.; Jackson, TN 38301; 731-988-9840.**

Bids will be received for the following Work:

- General Building Construction
- Electrical Construction
- Site Construction

Proposed forms of contract documents, including plans and specifications, are on file at the following:

- TLM Associates, Inc., 117 E. Lafayette Street, Jackson, TN 38301
- Builder's Exchange, 2728 Eugenia Avenue Suite 108, Nashville, TN 37211, www.bxtn.org
- McGraw Hill Construction, www.construction.com
- West Tennessee Plans Room, www.wtplanroom.com

Copies of the documents must be obtained by providing a deposit to TLM Associates, Inc. Each General Contractor will receive one (1) set of plans and specifications documents by depositing a refundable fee of \$200.00 with TLM Associates, Inc. Additional complete sets may be purchased at their own expense.

Each Sub-Contractor, supplier, etc. other than General Contractors will pay \$100.00 which is refundable to TLM Associates, Inc. to receive one (1) set of plans and specifications. Additional complete sets may be purchased at their own expense. A digital copy of the plans and specifications are available upon request after the purchase of a bid set.

Owner will receive sealed bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders, and delivered as follows:

Bid Date: **Tuesday, July 11, 2023**

Bid Time: **2:00 p.m., local time.**

Location: **Hardin County School System; 155 Guinn St., Savannah, TN 38372**

Bids will be thereafter publicly opened and read aloud.

The Owner reserves the right to reject any and all bids or waive any informality in the bidding whenever such rejection or waiver is in the Owner's interest.

A certified check or bank draft, payable to **Hardin County School System**, U.S. Government bonds, or a satisfactory bid bond executed by the bidder and acceptable sureties in an amount equal to five (5) percent of the bid shall be submitted with each bid. No bids may be withdrawn for a period of **90 days** after opening of bids. Owner reserves the right to reject any and all bids and to waive informality and irregularities.

All bidders are required to comply with General Licensing Act of 1976, also known as Tennessee House Bill No. 2180 and T.C.A. 62-6-119 of 1994.

Effective January 1, 2011, a masonry subcontractor must be licensed with an "LMC" classification in order to bid or to be listed on the outside of bid envelope as a Licensed Masonry Contractor (LMC) when the masonry portion is \$100,000 or more (including materials and labor). The BC-9 or BC will not be acceptable.

Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder. The successful bidder will be required to furnish and pay for satisfactory performance and payment bond, bonds or insurance surety.

## PUBLIC NOTICE

To whom it may concern I am filing for a new title for a 2001 Honda Shadow Black Motorcycle VIN#: 1HFSC430X1A101597 Anyone with proof of claim should contact Steven Bonee 95 Kyle Place Savannah, TN 38372 by certified mail, return receipt requested within 10 business days from this publication.

## PUBLIC NOTICE

To whom it may concern I am filing for a new title for a 1997 White Ford F-150 VIN#: 1FTDF1724VNC53054 Anyone with proof of claim should contact Auto Tech Johnny Bellis 2865 Hwy. 128 Savannah, TN 38372 by certified mail, return receipt requested within 10 business days from this publication.

## NOTICE

The Hardin County Board of Education will reconvene the June board meeting on Monday, June 19, 2023 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

HMC Health and Rehabilitation Center (Hardin County Nursing Home) of Savannah, Tennessee complies in every aspect with Title VI and VI I of the Civil Rights Act of 1964 and with the Americans with Disabilities Act of January 1992 and with Section 504 of the Rehabilitation Act of 1973 as characterized by the absence of separation, discrimination, or any distinction on basis of age, race, sex, color, religious beliefs, sexual preference, gender identification, national origin, or disability or any activity carried on, in by or for the facility affecting the care and treatment of residents or the treatment of employees.

The facility will provide inpatient or outpatient care without regard to age, race, sex, color, religious beliefs, sexual preference, gender identification, national origin, or disability for those patients who qualify for care.

Services and privileges are provided by the Nursing Home on a nondiscriminatory basis. Records are maintained uniformly without discrimination for all residents.

Privileges of attending residents in the nursing home are granted to physicians and other health professionals without discrimination.

Anyone having occasion to refer a patient to HMC Health and Rehabilitation Center is urged to do so with the assurance that we will comply in every way with Title VI and VI I and with Section 504.

HMC Health and Rehabilitation Center is an equal opportunity employer.

May 2023

Eric Jones, Administrator