



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 December 12, 2012, executed by JAMIE LEE JOHNSON conveying certain real property therein described to CHARLES E. TONKIN, II, as Trustee, as same appears of record in the Register's Office of Hardin County, Tennessee recorded December 13, 2012, in Deed Book 569, Page 265; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to PennyMac Loan Services, LLC who is now the owner of said debt; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Hardin County, Tennessee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin TN, PLLC, 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 September 6, 2023 at 2:00 PM at the Front Door of the Hardin County Courthouse, 465 Main Street, Savannah, TN 38372, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Hardin County, Tennessee, to wit:

BEGINNING AT AN AXLE SHAFT FOUND (N-274699.8, E-1278211.0 NAD 1983) AT THE SOUTHEAST CORNER OF THE SALLY J. JENKINS PROPERTY DESCRIBED AS TRACT NO. 1 IN RECORD BOOK NO. 414, PAGE NO. 483 IN THE REGISTER'S OFFICE OF HARDIN COUNTY, TENNESSEE, THE SAME BEING THE SOUTHWEST CORNER OF THE JAMS PHILLIP JOHNSON PROPERTY DESCRIBED IN RECORD BOOK NO. 414, PAGE NO. 485, AND A POINT IN THE NORTH BOUNDARY OF THE JOHNNY G. JOHNSON AND WIFE, PEGGY J. JOHNSON PROPERTY DESCRIBED IN RECORD BOOK NO. 422, PAGE NO. 216; RUNS THENCE NORTH 57 DEGREES 33 MINUTES 33 SECONDS WEST WITH THE NORTH BOUNDARY OF THE JOHNNY G. JOHNSON AND WIFE, PEGGY J. JOHNSON PROPERTY DESCRIBED IN RECORD BOOK NO. 422, PAGE NO. 216, 170.94 FEET TO A MAGNETIC PK NAIL SET IN THE CENTERLINE OF THE HILL ROAD, A COUNTY PAVED ROADWAY, THE SOUTHEAST CORNER OF THE JOHNNY G. JOHNSON AND WIFE, PEGGY J. JOHNSON PROPERTY DESCRIBED AS 0.18 ACRE PARCEL IN RECORD BOOK NO. 531, PAGE NO. 392, THE TRUE POINT OF BEGINNING OF THIS 6.14 ACRE TRACT; RUNS THENCE SOUTH 28 DEGREES 33 MINUTES 09 SECONDS EAST WITH THE CENTERLINE OF THE HILL ROAD, 94.01 FEET TO A MAGNETIC PK NAIL SET, THE SOUTHEAST CORNER OF THIS 6.14 ACRE TRACT; RUNS THENCE NORTH 84 DEGREES 45 MINUTES 20 SECONDS WEST WITH A SEVERANCE LINE CROSSING THE ORIGINAL TRACT OF WHICH THIS 6.14 ACRE PARCEL IS A PART. 30.27 FEET TO A NO. 4 REBAR SET IN THE WEST PRESICRIPTE RIGHT-OF-WAY OF HILL ROAD; RUNS THENCE NORTH 84 DEGREES 45 MINUTES 20 SECONDS WEST, 412.39 FEET TO A NO. 4 REBAR SET ON THE EDGE OF AN OPEN FIELD NORTH OF A SMALL BRANCH; RUNS THENCE NORTH 68 DEGREES 08 MINUTES 35 SECONDS WEST, 207.59 FEET TO A NO. 4 REBAR SET; RUNS THENCE NORTH 53 DEGREES 52 MINUTES 09 SECONDS WEST, 245.22 FEET TO A NO. 4 REBAR SET, THE SOUTHWEST CORNER OF THIS 6.14 ACRE PARCEL IN THE EAST BOUNDARY OF THE JOHNNY G. JOHNSON AND WIFE, PEGGY J. JOHNSON PROPERTY DESCRIBED IN DEED BOOK NO. 96, PAGE NO. 617; RUNS THENCE NORTH 13 DEGREES 53 MINUTES 36 SECONDS EAST, 55.82 FEET TO A 30 INCH GUM; RUNS THENCE NORTH 17 DEGREES 34 MINUTES 24 SECONDS EAST, 39.28 FEET TO A NO. 4 REBAR SET, THE NORTHEAST CORNER OF THE JOHNNY G. JOHNSON AND WIFE, PEGGY J. JOHNSON PROPERTY DESCRIBED IN DEED BOOK NO. 96, PAGE NO. 617 AND A CORNER IN THE WEST BOUNDARY OF THIS 6.14 ACRE TRACT, AND THE SOUTHEAST CORNER OF THE JOHNNY G. JOHNSON AND WIFE, PEGGY J. JOHNSON PROPERTY DESCRIBED IN RECORD BOOK NO. 422, PAGE NO. 216, AND THE SOUTHWEST CORNER OF THE SALLY J. JENKINS PROPERTY DESCRIBED IN RECORD BOOK NO. 414, PAGE NO. 483; RUNS THENCE SOUTH 81 DEGREES 11 MINUTES 53 SECONDS EAST WITH THE SOUTH BOUNDARY OF JENKINS, 224.40 FEET TO AN IRON PIN FOUND, THE SOUTHEAST CORNER OF JENKINS AND THE SOUTHWEST CORNER OF THE JERRY JOHNSON, SUE ROBERTS, NINA WHITE, AND NICHOLAS JOHNSON PROPERTY DESCRIBED IN RECORD BOOK NO. 312, PAGE NO. 337; RUNS THENCE SOUTH 81 DEGREES 10 MINUTES 52 SECONDS EAST WITH THE SOUTH BOUNDARY OF THE JERRY JOHNSON, SUE ROBERTS, NINA WHITE, AND NICHOLAS JOHNSON PROPERTY, 325.23 FEET TO A MAGNETIC PK NAIL FOUND IN THE CENTERLINE OF HILL ROAD, THE NORTHWEST CORNER OF THE SALLY J. JENKINS PROPERTY DESCRIBED AS A 0.04 ACRE PARCEL IN RECORD BOOK NO. 531, PAGE NO. 390, THE SOUTHWEST CORNER OF THE JERRY G. JOHNSON AND WIFE, REGINA JOHNSON PROPERTY DESCRIBED IN DEED BOOK NO. 96, PAGE NO. 624, AND THE NORTHEAST CORNER OF THIS 6.14 ACRE TRACT; RUNS THENCE SOUTH 28 DEGREES 12 MINUTES 08 SECONDS EAST WITH THE CENTERLINE OF THE HILL ROAD MARKING THE WEST BOUNDARY OF THE SALLY J. JENKINS PROPERTY DESCRIBED AS A 0.04 ACRE PARCEL IN RECORD BOOK NO. 531, PAGE NO. 390, 112.23 FEET TO A MAGNETIC PK NAIL FOUND, THE SOUTHEAST CORNER OF JENKINS AND THE NORTHWEST CORNER OF THE JOHNNY G. JOHNSON AND WIFE, PEGGY J. JOHNSON PROPERTY DESCRIBED AS 0.18 ACRE PARCEL IN RECORD BOOK NO. 531, PAGE NO. 392; RUNS THENCE SOUTH 28 DEGREES 24 MINUTES 27 SECONDS EAST WITH THE EAST BOUNDARY OF THE JOHNNY G. JOHNSON AND WIFE, PEGGY J. JOHNSON PROPERTY DESCRIBED AS 0.18 ACRE PARCEL IN RECORD BOOK NO. 531, PAGE NO. 392, 286.60 FEET TO THE POINT OF BEGINNING, CONTAINING 6.14 ACRES, MORE OR

LESS, BY SURVEY OF HENRY E. WILLIAMS, P.E., R.L.S., TENNESSEE LICENSED LAND SURVEYOR NO. 505 IN SEPTEMBER-DECEMBER OF 2010. ALL BEARINGS CONTAINED IN THIS DESCRIPTION ARE TENNESSEE GRID, NAD 1983.

Parcel ID: 142-008.00
PROPERTY ADDRESS: The street address of the property is believed to be 1460 HILL DRIVE, Counce, TN 38326. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

CURRENT OWNER(S): JAMIE LEE JOHNSON
OTHER INTERESTED PARTIES: PICKWICK ELECTRIC COOPERATIVE

The sale of the above-described property shall be subject to all matters shown on any recorded plat; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; 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. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded 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. All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Rubin Lublin TN, PLLC, Substitute Trustee
1661 International Drive, Suite 400
Memphis, TN 38120
rslaw.com/property-listing
Tel: (877) 813-0992
Fax: (470) 508-9401 (8103tc)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by deed of trust dated the 28th day of December, 2018, of record in the Register's Office for Hardin County, Tennessee, in Record Book 701, page 287, HARRISON H. FORBES, did convey his interest in trust to Robert Notestine, Trustee, in the principal amount of \$85,000.00 in and to certain realty hereinafter described to secure the payment of the promissory note payable to the order of SARATOGA INVESTORS, LLC, and

WHEREAS, an assignment of said deed of trust to CORPORATE REAL ESTATE ADVISORS was made dated June 18, 2019 and filed on May 23, 2022 and recorded in Record Book 800, page 310 in the Hardin County Register's Office, and

WHEREAS, an assignment of said deed of trust was thereafter made to TERRY STORY dated April 28, 2022 and filed on May 23, 2022 and recorded in Record Book 800, page 312 in the Hardin County Register's Office, and

WHEREAS, an Appointment of Substitute Trustee was filed on July 17, 2023, substituting J. Gilbert Parrish, Jr., as Trustee and recorded in Record Book 829, page 731 in the Hardin County Register's Office, and

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, the mortgagors holding an interest in the above-described property were (1) not members of the armed forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members of the Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C §501, et seq. (the Servicemembers Civil Relief Act).

WHEREAS, said deed of trust further provides that in the event of default in the payment of said note and interest when due the entire indebtedness shall, at the option of the holder and owner thereof, become due and payable, and

WHEREAS, default has been made in the payment of certain installments of said note now due, and the holder and owner of said note, TERRY STORY, has declared the entire amount due and payable and has instructed the undersigned trustee to foreclose on said deed of trust.

NOW, THEREFORE, by the virtue of the authority vested in me as said Trustee under said instrument, I will on the 12th day of September, 2023, offer for sale and will sell in front of the East Door of the Courthouse in Savannah, Tennessee, at the hour of 10:00 o'clock a.m. to the last, highest and best bidder for cash in hand and in bar of the equity of redemption on the following described tract of land situated in Hardin County, Tennessee, and particularly described as follows:

Beginning at a no. 5 rebar set in the south right of way of the Pinhook Road, the northwest corner of the J. R. Reynolds and wife, Emily Reynolds property described in Deed Book No. 54, page 465 in the Register's Office of Hardin County, Tennessee, the same being the northeast corner of the remainder of the Billy Wade Crofts and wife, Hazel Neil Crofts property described in Deed Book No. 63, page 240 and Deed Book No. 56, page 242; runs thence south 10 degrees 15 minutes 28 seconds west, passing a wood fence post on the south side of the highway at 0.50 feet and running with the meanders of an old fence marking the west boundary of Reynolds, a total of 293.69 feet to a no. 5 rebar found in the old fence, a point in the west boundary of Reynolds and the northeast corner of the Lisa Jane Crofts property described as a 1.00 acre parcel in the Deed Book No. 166, page 402; runs thence north 68 degrees 22 minutes 36 seconds west with a severance line crossing the original tract of which this parcel is a part, passing a no. 5 rebar set in the centerline of a 12 foot wide gravel driveway at 163.40 feet, a total of 270.19 feet to a no. 5 rebar set in the east boundary of the Jeremy Davis and wife, Cindy Davis property described as a 1.43 acre parcel in Deed Book No. 180, page 251; runs thence north 10 degrees 27 minutes 59 seconds east with the east boundary of Davis, 90.99 feet to a 60 penny nail found in the base of a pine, the northeast corner of Davis and the southeast corner of the remainder of the Jimmy A. Mitchell and Gale N. Mitchell property described in Deed Book No. 79, page 164; runs thence north 10 degrees 27 minutes 59 seconds east with the east boundary of Mitchell, passing a 10 inch pine at 101.95, a total of 293.88 feet to a No. 5 rebar set in the south right of way of the Pinhook Road, the northeast corner of Mitchell and the northwest corner of this 2.06 acre parcel, 3000.48 feet to the point of beginning, containing 2.06 acres, more or less. (Description according to prior deed.)

Being the same property conveyed to Harrison H. Forbes by deed of Terry Story, dated December 28, 2018, and recorded in Record Book 701, page 284 in the Register's Office of Hardin County, Tennessee.

Other Interested Parties:
Judgment Creditors: Geoffrey A. Manfre; JACME

All rights 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, but the undersigned will sell and convey only as trustee.

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

Dated at Savannah, Tennessee, this the 15th day of August, 2023.

J. GILBERT PARRISH, JR., Substitute Trustee
60 Brazelton Street, Unit 9
Savannah, TN 38372
731-925-1966
Map: 092 Parcel: 038.02
Address: 3440 Hwy 203, Savannah, TN 38372 (8174tc)

NOTICE TO CREDITORS

THE ESTATE OF BETTY DIANA ALEXANDER

Notice is hereby given that on the 14th day of August, 2023, Letters Testamentary (or of administration as the case may be) in respect to the estate of BETTY DIANA ALEXANDER, who died on June 23, 2023, were issued to the undersigned by the Chancery Court of Hardin County, Tennessee. All persons, resident and nonresident, having claims, matured or un-matured, against the estate are required to file the same with the Clerk of the above named Court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

- (1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or
(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1)(A); or
(2) Twelve (12) months from the decedent's date of death.

This the 19th day of July, 2023
/s/ Brett Matthew Thornton, Executor
/s/ Brennan E. Parrish, Attorney for the Estate
/s/ Martha S. Smith, Clerk and Master (8172tp)

NOTICE TO CREDITORS

Notice is hereby given that on the 15th day of August, 2023, Letters Testamentary in respect to the Estate of Tommy Lee Taylor, who died June 28, 2023, were issued to William James Brooks, 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 15th day of August, 2023
/s/ William James Brooks, Executor
/s/ Nan Barlow, Attorney of the Administrator
/s/ Martha S. Smith, Clerk and Master (8242tp)

BID NOTICE

The Hardin County Board of Education is accepting sealed bids for a new digital sign for the Hardin County High School. Please contact Mr. Darrell Stricklin at the Hardin County High School at 731-925-9491 for specific information on the sign. Sealed bids must be sent to the Hardin County Board of Education, 155 Guinn Street, Savannah, TN 38372. Please note on your bid: Digital Sign bid. The deadline to submit bids is Friday, September 8, 2023 at 1:00pm CST. The Hardin County School System reserves the right to reject any and all bids.

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 5, 2019, and the Deed of Trust of even date securing the same, recorded December 6, 2019, in Book No. 722, at Page 610, in Office of the Register of Deeds for Hardin County, Tennessee, executed by Tara Leigh McGuire, conveying certain property therein described to J. Gilbert Parrish, Jr. as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Southwest Funding, LP, 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 October 4, 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:

Beginning at an iron pipe, the Northeast corner of Lot No. 4 of said Perry-Long Subdivision, a Plat or Plan of said Subdivision being of record in Deed Book No. 28, Page 414, in the Register's Office of said County, said iron pipe being in the South margin of Main Street, runs thence along the South margin of Main Street in an Eastern direction 100 feet across the North boundary of Lots 5, 6, 7 and 8 of said Block B, in said Subdivision to an iron pin the same being the Northeast corner of Lot No. 8; thence in a Southerly direction along the East boundary line of said Lot No. 8, to an iron pin, the Northeast corner of John Varden lot conveyed to him by Harrison Perry and wife, Edna Perry, by deed dated September 7, 1957; and recorded in Deed Book No. 41, page 164, in said Register's Office, being one-half of the distance between the South margin of Main Street, and along the North boundary line of the said John Varden lot, 100 feet to an iron pin, being the Northwest corner of the said John Varden lot; thence in a Northern direction along the West boundary line of Lot No. 5, to the beginning. Said Lot being the width of Lots Nos. 5, 6, 7 and 8 in Block B of said Subdivision, and one-half of the length thereof. (Description according to prior deed.)

ALSO KNOWN AS: 450 East Main Street, 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:

TARA LEIGH MCGUIRE TENANTS OF UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE ATWOOD RENTALS

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. 356821

DATED August 18, 2023
WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee (8244tc)

Community news
Double Springs



Esther Godwin
Community
Writer
925-4618

We were glad to have a good attendance at church on Sunday. I am glad to see some back that had been out sick, and hope others will soon be able to be back. Everyone enjoyed Eliza and Ella Franks' special in song.

Tyler and Kellie Webb visited last week with Joyce Pierce, she needs our prayers.

Those visiting with Tyler and Kelli Webb on Friday night were Allie and Harper Seaton, Tammy and Jeff Boyd, Ike and Morgan Boyd, and girls. They all enjoyed a pizza party.

Susan Carothers visited and had lunch with J.W. and Sue Vanhoose on Saturday.

I enjoyed my visitors last week. Betty Johnson stopped by on Monday to show me some pictures she had cut from the Courier many years ago. A lot of ladies I worked with at school, her mother Cordie Conner was

in the picture as well, Morris Beckham, the superintendent Kenneth Smith, principal at South Elementary and several others. I enjoyed all the others.

Tresea Thorne came by Wednesday morning with some of her mother's pictures. She didn't know who they were, but wanted me to help her name them. Some I could and some I didn't know. We sure need to write names on all pictures, I am talking to myself, I need to do that, I am trying.

Don't forget to pray for the sick and those in sorrow. So many people in floods and wild fires, and if you don't have to be out in this heat, don't be, drink plenty of liquid.

Psalms 119 :105, "Thy word is a lamp unto my feet, and light unto my path."

Have a blessed week.

NOTICE TO FURNISHERS OF LABOR AND MATERIALS TO: STF, LLC DBA Traffic Control Co. PROJECT NO.: R4BVAR-M3-007, R4BVAR-M3-008 CONTRACT NO.: CNW067 COUNTY: Hardin
The Tennessee Department of Transportation is about to make final settlement with the contractor for construction of the above numbered project. All persons wishing to file claims pursuant to Section 54-5-122, T.C.A. must file same with the Director of Construction, Tennessee Department of Transportation, Suite 700 James K. Polk Bldg., Nashville, Tennessee 37243-0326, on or before 9/23/2023.

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OFFICIAL REPORT OF THE TENNESSEE VALLEY ELECTRIC COOPERATIVE NOMINATING COMMITTEE
The Official Nominating Committee for Tennessee Valley Electric Cooperative met August 8th, 2023, in Savannah, TN. The following have been nominated to be elected by the membership from the following TVEC Districts:
District No. 1: Terry Weaver
District No. 3: Haskel Jerrolds
Tennessee Valley Electric Cooperative's Annual Meeting will be held on Saturday, September 16, 2023, at the Hardin County High School Auditorium in Savannah, TN, beginning at 1:00 p.m.

NOTICE OF AUCTION
AUGUST 28 AT 10 A.M.
1. 2014 GMC SRA VIN#3GTU2VECXEG435378
2. 2009 NISS ALT VIN#1N4AL21E89N418491
BROWNS AUTO BODY
1295 Florence Rd. • Savannah, TN 38372
731-727-6201