



SUBSTITUTE TRUSTEE'S SALE

Default having been made in the terms, conditions, provisions and payments made and provided for in a Deed of Trust dated April 13, 1999 executed by Sandra Ross and Louis Edward Ross, Jr., husband and wife, as joint tenants, to Jimmy S. Griffin, Trustee, and recorded in Book 194, Page 277 in the Register's Office for Hardin County, Tennessee, to secure the indebtedness therein described to Oakwood Acceptance Corporation, and most recently assigned to The Bank of New York Mellon f/k/a The Bank of New York with Vanderbilt Mortgage and Finance, Inc. as servicing agent, and the entire indebtedness having been called due and payable as provided in said deed of trust, and said payment not having been made, and the lawful owner and holder of said indebtedness having appointed the undersigned, David G. Mangum, as substitute trustee by written instrument dated December 12, 2023, recorded in Book 834, Page 651, in the above mentioned Register's Office, notice is hereby given that I, the undersigned substitute trustee, or my designated agent, under the power and authority vested in me by said deed of trust, and having been requested to do so by the lawful owner and holder of said debt, will on Thursday, January 25, 2024 at 3:45 p.m. at the main entrance of the Hardin County Courthouse located in Savannah, Tennessee, sell at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions and rights of every kind, all of which are expressly waived in said deed of trust, the following described tract or parcel of land more particularly described as follows, to-wit:

Being Lot 5 in the Division of the Ike Herrin Land and the improved lot or property conveyed by this deed is more particularly described by metes and bounds as follows:

Beginning at the southeast corner of Lot No. 3 in said division which is 14 ¼ poles north of the southeast corner of the original tract of which this is a part; runs west 7 ¼ poles to the northwest corner of Lot No. 3 and the southeast corner of Lot No. 6 and the northeast corner of Lot No. 4 of the said division; thence north 7 4/5 poles to a stake at the southwest corner of Lot No. 7, the northeast corner of Lot No. 6 and the southeast corner of Lot No. 8; thence east 7 ¼ poles to a stake in the southeast corner of Lot No. 7; thence south 7 4/5 poles to the beginning.

Together with that certain 1999 Destiny 3519 (Serial No.: 67741AB).

DEED REFERENCE:

Being the same property conveyed from Elvada Simmons and Varice Dade to Louis Edward Ross, Jr. by deed dated August 31, 1973 and recorded October 2, 1973, Page 320 of the public records of Hardin County, Tennessee.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record in Book 194, Page 277, said Register's Office.

TAX MAP-PARCEL NO.: 72J-E-2.00

PROPERTY ADDRESS: 55 Eleanor Street, Savannah, TN 38372, as shown on the tax maps for the Assessor of Property for Hardin County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

The property sold pursuant to this notice shall be sold "AS IS" and neither the Substitute Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefore, makes or shall make any warranty, whether express or implied, as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the property, the existence or absence of defaults under or the effect or this sale upon the rights of any party under such lease. The Substitute Trustee shall make no warranty of title, express or implied, and will sell and convey the subject real property by Substitute Trustee's Deed only.

The substitute trustee may adjourn or postpone the aforementioned sale of real property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time and place fixed by the preceding postponement or subsequently noticed sale, and without further notice make such sale at the time fixed by the last postponement, or may, in its discretion, give a new notice of sale. If applicable, the Notice requirements of T.C.A. § 35-5-117 have been met.

Pursuant to T.C.A. § 47-9-604, this sale may also include the manufactured home described as one (1) 1999 Destiny 3519 (Serial No.: 67741AB).

The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the Substitute Trustee, be cause for rejection of the bid, and, if the bid is rejected, the Substitute Trustee shall have the option of making the sale to the next highest bidder who is ready, willing, and able to comply with the terms thereof. The proceeds derived from the sale of the property will be applied as provided for in said deed of trust.

Terms of sale: Cash
Substitute Trustee: David G. Mangum

Substitute Trustee
2303 8th Avenue South
Nashville, TN 37204
(615) 255-8690

Interested Parties: Hardin County Trustee
Hardin County Clerk & Master
Estate of Sandra Ross
Estate of Louis Edward Ross, Jr.

Publish Newspaper: The Courier

Editions dated: January 4, 2024, January 11, 2024,
January 18, 2024

File #76121 (143tc)

NOTICE TO CREDITORS ESTATE OF JOHN GLENN COLE

Notice is hereby given that on the 29th day of December, 2023, Letters Testamentary (or of administration as the case may be) in respect to the estate of John Glenn Cole, who died on November 26, 2023, were issued to the undersigned by the Chancery Court 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 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 29th day of December, 2023

/s/ Clyde Cole, Executor

/s/ Joe L. Brown, Attorney for the Estate

/s/ Martha S. Smith, Clerk and Master (142tp)

NOTICE TO CREDITORS ESTATE OF FANNIE URSELLA HOLCOMBE

Notice is hereby given that on the 18th day of December, 2023, Letters Testamentary (or of administration as the case may be) in respect to the estate of Fannie Ursella Holcombe were issued to the undersigned by 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 in triplicate 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 18th day of December, 2023

/s/ Tim Holcombe, Personal Representative

/s/ Ashley M. Houser, Attorney for the Estate

/s/ Martha S. Smith, Clerk and Master (12282tp)

SPECIAL MEETING OF THE BOARD

First Utility District of Hardin County will hold a special meeting on Thursday January 11, 2024 at 4:30pm at the office located at 7075 Highway 57, Counce, TN. This special meeting is to review and decide representation dealing with PFOA's and PFOS' (forever chemicals).

NOTICE

The contents of the unit listed below will be sold at private sale after Jan. 11, 2024. Renter may claim contents by paying rent and removing contents from premises. All rents and late charges must be paid in full.
Phil Flaughner - 625 Mayhall Rd., Counce, TN - unit #70
Kirk Emerson - 82 CR 337 - Glen, MS 38846 - unit #00-01

Pickwick Secure Storage

580 Hinton Rd. • Counce, TN 38326

PUBLIC NOTICE

SAVANNAH CITY COMMISSION MEETINGS

The City Commission will meet as follows:

Study Session - Thursday, January 4, 2024, at 6:30 p.m.

Regular Monthly Meeting -

Thursday, January 4, 2024, at 7 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.

NOTICE

The City of Crump will hold a special Town meeting on January 8th at 4:00 p.m. in the Crump Community Center. To discuss the completion of the city playground.

NOTICE OF PUBLIC HEARING

Close-Out Public Hearing

2021 CDBG Project

DATE: Wednesday, January 17, 2024

TIME: 9:00 A.M.

PLACE: Hardin County Courthouse,
465 Main Street, Savannah, TN

A public hearing will be held for the purpose of informing the citizens of the 2021 CDBG project that has been completed in Hardin County, TN. Hardin County submitted an application to the State of TN, Dept. of Economic and Community Development for the funds to complete the 2021 CDBG project for the purchase of a tanker truck. This public hearing will inform the citizens regarding the program guidelines, the amount of funds used for the fire protection vehicle, the type of project, and the benefit received by the community. Hardin County's governing body is seeking comments from the public. All area citizens are encouraged to attend. The Hardin County Mayor's Office is accessible to persons with disabilities. Persons with special needs who wish to attend should contact the office of the Mayor to make any necessary arrangements which may be needed prior to the time and date of the meeting indicated above. Mayor Kevin Davis, Hardin County



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PUBLIC NOTICE

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I am filing for a new title for a
1986 Ford F-150
(Gray)

VIN#: IFTDF15Y2GNB40388

Anyone with proof of
claim should contact

Ronnie Franks
388 Deer Lane
Savannah, TN 38372
731-412-9367

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
1999 Chevy Blazer
(Maroon)

VIN#: 1GNDT13W1X2217223

Anyone with proof of
claim should contact

Ronnie Franks
388 Deer Lane
Savannah, TN 38372
731-412-9367

by certified mail, return receipt
requested within 10 business
days from this publication.

NOTICE

The Hardin County Board of Education will meet on Monday, January 8, 2024 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.



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