

# LEGALS & PUBLIC NOTICES

## NOTICE OF SUBSTITUTE TRUSTEES SALE

WHEREAS, Billy Joe Young and Kayla L. Young, husband and wife, by Deed of Trust (the “Deed of Trust”), dated April 28, 2017, and recorded on May 3, 2017, in Record Book 175, Pages 64-76, or as Instrument or Document Number 52679 in the Register of Deeds Office of Cannon County, Tennessee, conveyed to Megan K. Trott, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the “Note”) described in the Deed of Trust, which Note was payable to, First Community Mortgage, Inc., which the aforementioned Deed of Trust was subsequently assigned to FLAGSTAR BANK, N.A. fka FLAGSTAR BANK, FSB, dated 10/11/2019 and recorded on 10/21/2019 in Record Book 198, Pages 695 or as Instrument or Document Number 59617, and;

WHEREAS, McPhail Sanchez, LLC has been duly appointed Substitute Trustee by the owner and holder of the Note by instrument recorded in Record Book 243, Pages 606-608 or as Instrument or Document Number 71676, Cannon 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 an agent of McPhail Sanchez, LLC, Substitute Trustee, pursuant to the power, duty, and authority vested in and conferred by the Deed of Trust, on 04/13/2023 at 2:00 PM at the Cannon County Courthouse located at 200 West Main Street Woodbury, TN 37190, will be sold to the highest call bidder for cash

free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Cannon County, Tennessee, described as follows:

Land located in the Sixth (6th) Civil District of Cannon County, Tennessee, being all of Lot No. 45, of Volunteer View Estates, Section II, according to plat and survey of same appearing of record in Plat Cabinet 1, Slide 1-89, in the Register’s Office of Cannon County, Tennessee, according to the Plat, Lot No. 45 fronts on the West side of Rivendell a distance of 110.85 feet; has a back or West line of 100 feet; a North line of 369.37 feet; and a South line of 324.39 feet.

Being the same property conveyed to Billy Joe Young and Kayla L. Young, husband and wife, by Warranty Deed from Trinity O’Neal and Lauren O’Neal, husband and wife, of record in Record Book 175, Page 62, in the Register’s Office of Cannon County, Tennessee.

The street address of the above-described property is believed to be 364 Rivendell Rd, Woodbury, TN 37190 but if such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

Owner of Property: Billy Joe Young and Kayla L. Young, husband and wife

Property ID: 052 10500 000

This sale is subject to any unpaid taxes, if any, any prior liens or encumbrances, leases, easements and all other matters which take priority over the deed of trust under which this foreclosure sale is conducted, including but not limited to the priority of any fixture filing. If the U.S. Department of the Treasury/Internal Reve-

nue Service, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor and Workforce Development are listed as interested parties in the advertisement, then the notice of this foreclosure is being given to them, and the sale will be subject to the applicable governmental entities right to redeem the property, all as required by 26 U.S.C. 7425 and T.C.A. 67-1-1433. The notice requirements of T.C.A. 35-5-101 et seq. have been met.

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. The trustee/ substitute trustee reserves the right to rescind the sale.

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.

All right of equity of redemption, statutory and otherwise, and homestead 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 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.

Publication Dates: March 14, 2023, March 21, 2023 & March 28, 2023. McPhail Sanchez, LLC, Substitute Trustee 126 Government Street Mobile, AL 36602 251-438-2333

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 decedents death. This is the 21st day of March, 2023 Casey Sullivan, administratrix of the estate of Timothy Allen Sullivan, deceased DANA DAVENPORT, CLERK & MASTER William D. Cartwright Attorney For The Estate

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The Cannon County Board of Commissioners will have a public hearing on Thursday, 4/6/2023 for the purpose of receiving public comment regarding the following:

A request to rezone 8280 and 8494 Short Mountain Road, Woodbury, TN 37190 from A-1 Agricultural to C-1 Commercial.

The public hearing will begin at 6:00 P.M. in the courtroom on the 2<sup>nd</sup> floor. All citizens are invited to attend. Any questions or comments can be addressed to Cannon County Planner Tommy Lee by phone: 931-979-2170 or email: [tleee@uccdd.org](mailto:tleee@uccdd.org)

Greg Mitchell

Chairman

Cannon County Board of Commissioners

## The Cannon County Board of Zoning Appeals meets at 5:30pm and Planning Commission meets at 6:00pm, 4th Tuesday of each month at Cannon County Courthouse.

### 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 February 1, 2013, executed by JULIE P. CARNEY and IRVIN GENTRY NEELY conveying certain real property therein described to FNC TITLE SERVICES, LLC, as Trustee, as same appears of record in the Register’s Office of Cannon County, Tennessee recorded March 8, 2013, in Deed Book 144, Page 874, at Instrument Number 42639; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB2 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 Cannon 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 **April 20, 2023** at 3:00 PM at the Main Entrance of the Cannon County Courthouse, Woodbury, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Cannon County, Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN CANNON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: A HOUSE AND LOT FACING 49 FEET, MORE OR LESS, ON THE SOUTH SIDE OF LESTER STREET IN THE TOWN OF WOODBURY, SIXTH (6TH) CIVIL DISTRICT, BOUNDED ON THE NORTH BY LESTER STREET; BOUNDED ON THE SOUTH BY NORTHCUTT; BOUNDED ON THE EAST BY MELTON AND NORTHCUTT; AND BOUNDED ON THE WEST BY THE ALLEY, CONTAINING ONE (1) ARE, MORE OR LESS.

Parcel ID: 0390-C-029.00

PROPERTY ADDRESS: The street address of the property is believed to be **407 LESTER STREET, WOODBURY, TN 37190**. 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): ESTATE AND/OR HEIRS-AT-LAW OF IRVIN GENTRY NEELY OTHER INTERESTED PARTIES: SECRETARY OF HOUSING AND URBAN DEVELOPMENT

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  
[rlselaw.com/property-listing](http://rlselaw.com/property-listing)  
Tel: (877) 813-0992  
Fax: (470) 508-9401

## Town of Woodbury is currently selling surplus property on govdeals.com.

The Town of Woodbury Board of Mayor and Aldermen will meet in regular session **Tuesday, April 4, 2023 at 7:00 PM** at Woodbury City Hall. The meeting is open to the public.

*Andy Duggin, Mayor*

## IN THE CHANCERY COURT FOR CANNON COUNTY, TENNESSEE AT WOODBURY

JACKIE A. REEDY and MICHAEL A. REEDY  
Petitioners  
VS.  
DOCKET #20-442

TERRY CAMPBELL, ET AL  
To Include JASON PORTER  
Respondents

### ORDER FOR SERVICE BY PUBLICATION

Publication is hereby made as ordered by the court on March 13<sup>th</sup>, 2023, as to the **PETITION TO SALE REAL PROPERTY** filed by Petitioners, Jackie A. Reedy and Michael A. Reedy. The Defendant Jason Porter cannot be ascertained by diligent inquiry. By order of this court, and pursuant to T.C.A. Section 21-1-203 publication shall run once weekly for four (4) consecutive weeks in the Cannon Courier, a newspaper of general circulation of Cannon County, Tennessee. The Respondent **Jason Porter** has 30 days from the last date of publication of this Order to file an answer in the Chancery Court of Cannon County Tennessee, 200 West Main Street, Woodbury, TN 37190, phone (615) 563-5936, otherwise a Default Judgment may be granted for relief sought in the Petition. The Petitioner’s Attorney Bratten Hale Cook, II can be contacted at 104 North Third Street, Smithville, TN 37166, phone (615) 597-1400.

This the 13<sup>TH</sup> day of March, 2023.

/s/ HONORABLE J. MARK ROGERS  
CHANCELLOR BY INTERCHANGE

/s/ DANA M. DAVENPORT  
CLERK & MASTER FOR CANNON COUNTY, TN