

# LEGALS & PUBLIC NOTICES

## NOTICE OF TRUSTEE'S FORECLOSURE SALE

Sale at public auction will be on January 18, 2024 at 12:00 p.m. local time at the usual and customary location at the County Courthouse Square, Cannon County Courthouse, 200 West Main Street, Woodbury, TN 37190, pursuant to the Deed of Trust executed by Jamie Southworth for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for loanDepot.com, LLC, dated August 11, 2022, of record in Book 237 Page 654 in the Register of Deeds Office for Cannon County, Tennessee, ("Deed of Trust"), conducted by James E. Albertelli, P.A. d/b/a ALAW, a Florida corporation duly authorized to conduct business in Tennessee, having been appointed Trustee, all of record in the Register of Deeds Office for Cannon County, Tennessee. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made, and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: loanDepot.com, LLC

Other Interested Parties:

The hereinafter described real property located in Cannon County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

**LOCATED, LYING AND BEING IN THE SEVENTH (7TH) CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:**

**BEGINNING AT AN IRON PIN ON THE NORTH MARGIN OF STONES RIVER RD ON THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN; TRAVEL THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 155.01', WITH A RADIUS OF 1064.95', WITH A CHORD BEARING OF S 80 DEGREES 11' 45" W, WITH A CHORD LENGTH OF 154.87' TO AN IRON PIN ON THE SOUTHWEST CORNER OF THIS PROPERTY; THENCE LEAVING THE ROAD AND FOLLOWING PARCEL 22.00 N 26 DEGREES 59' 30" W A DISTANCE OF 633.17' TO AN IRON PIN; THENCE N 04 DEGREES 41' 08" W A DISTANCE OF 823.87' TO AN IRON PIN; THENCE N 03 DEGREES 19' 43" E A DISTANCE OF 534.88' TO AN IRON PIN; THENCE LEAVING PARCEL 22.00 N 88 DEGREES 26' 08" E A DISTANCE OF 83.70' TO AN IRON PIN ON THE NORTHEAST CORNER OF THIS PROPERTY; THENCE S 05 DEGREES 13' 52" E A DISTANCE OF 652.33' TO AN IRON PIN; THENCE S 20 DEGREES 42' 28" E A DISTANCE OF 512.60' TO AN IRON PIN; THENCE S 48 DEGREES 31' 47" E A DISTANCE OF 113.94' TO AN IRON PIN; THENCE S 10 DEGREES 19' 12" E A DISTANCE OF 213.15' TO AN IRON PIN; THENCE S 00 DEGREES 28' 21" E A DISTANCE OF 394.81' TO AN IRON PIN; THENCE S 16 DEGREES 11' 18" E A DISTANCE OF 89.71' TO AN IRON PIN; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 435645.7 SQUARE FEET, 10.00 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY ELKINS SURVEYING CO. DATED JULY 25, 2022.**

**INCLUDED IN THIS CONVEYANCE IS AN DRIVEWAY EASEMENT AS DESCRIBED IN RECORD BOOK 237 PAGE 652, AND SHOWN ON PLAT OF RECORD IN PLAT CABINET 4, PAGE 94X, REGISTER'S OFFICE, CANNON COUNTY, TENNESSEE.**

**THIS CONVEYANCE IS SUBJECT TO AND BENEFITTED BY A 30 FOOT EASEMENT AS SHOWN IN RECORD BOOK 25, PAGE 673, REGISTER'S OFFICE, CANNON COUNTY, TENNESSEE.**

**THIS PROPERTY IS SUBJECT TO ANY AND ALL LAWFUL EASEMENTS, SETBACK LINES, RESTRICTIONS, ETC. OF RECORD AND APPLYING TO THE WITHIN DESCRIBED PROPERTY AND TO THE ZONING REGULATIONS OF THE APPROPRIATE GOVERNMENTAL BODY.**

**BEING THE SAME PROPERTY CONVEYED TO JAMIE ELISHA SOUTHWORTH, A SINGLE PERSON ON 8/11/2022, BY WARRANTY DEED FROM JACK SCOTT CAFFEY, JR. AND WIFE, JANIE DENISE CAFFEY, FILED FOR RECORD ON 8/12/2022 IN BOOK/PAGE: 237/652, REGISTER'S OFFICE FOR CANNON COUNTY, TENNESSEE.**

Street Address: The street address of the property is believed to be 271 Rivers Edge Lane, Woodbury, TN 37190, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 040 020.00 000

Current owner(s) of the property: Jamie Elisha Southworth AKA Jamie Southworth

This sale is subject to all matters shown on any applicable recorded Plat or Plan; and unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of trust, including right of redemption of any governmental agency, state or federal; and any and all prior deeds of trust, liens, 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.

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 FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. The title is believed to be good, but the undersigned will sell and convey only as Trustee.

The right is reserved to adjourn the sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of sale.

If you purchase the 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 check made payable to or endorsed to Albertelli Law Trust Account. 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 by the Trustee at any time.

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

James E. Albertelli, P.A. d/b/a ALAW, Trustee  
401 Commerce Street, Suite 150  
Nashville, TN 37219  
PH: (615) 265-0835  
FX: (615) 265-0836  
File No.: 23-014373

**“Delinquent taxes, which are property taxes still unpaid the second calendar year after the taxes become due, will be turned over to the Clerk and Master for the tax year 2022 soon. You are advised that on March 1, additional penalties and costs will be imposed in consequence of suits to be filed for enforcement of the lien for property taxes for prior tax years; until the filing of such suits, which will take place on March 1 or soon thereafter, taxes for the tax year 2022 may be paid in my office. The last day to pay taxes for the tax year 2022 in my office is February 29.  
- Norma Knox,  
Cannon County, Trustee”**

## NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Shawn D. Schultz and Candice Myers executed a Deed of Trust to Cynthia Porterfield, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation, on July 2, 2020 and recorded on July 31, 2020 in Book 207, Page 942, Instrument No. 62188 in the Office of the Register of Cannon County, Tennessee.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust Lakeview Loan Servicing, LLC (the "Holder"), appointed the undersigned, McMichael Taylor Gray, LLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, McMichael Taylor Gray LLC, Substitute Trustee, by virtue of the power and authority vested in it, will on January 25, 2024, at 12:00 PM at 200 West main Street, Woodbury, TN 37190 at the Cannon County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Cannon County, TN:

All that parcel of land in the County of Cannon, State of Tennessee, being known and designated as follows:

Lying and being about one-third (1/3) mile south of the city limits of Woodbury, and bounded on the North by the lands of Alexander, bounded on the South by the lands of Paschal; bounded on the East by the Sunny Slope Public Road; and bounded on the West by the lands of Paschal, and having a frontage of 107 feet on the said Sunny Slope Public Road, with a backline of 107 feet, a North boundary line of 133 feet and a South boundary line of 140 feet, and further identified as Map #46, Parcel 17.01 Office of the County Tax Assessor for Cannon County, being the same property as conveyed from Ruben Lublin TN, PLLC to U.S. Bank National Association, as Trustee, on behalf of the holders of the Credit Suisse First Boston Mortgage Securities Corp. CSMC Trust 2006-CF3, CS Mortgage Pass-through Certificates, Series 2006-CF3, in Book 170, Page 664-666, dated October 13, 2016, recorded October 21, 2016, in Cannon County, State of Tennessee.

Being the same property conveyed to Shawn D. Schultz, a single man and Candice Myers, a single woman, by deed from Charmeka Mount-Howse, dated July 2, 2020, appearing of record in Record Book 207, page 940, of the Register's Office of Cannon County Tennessee.

Street Address: 490 Sunny Slope Road, Woodbury TN 37190  
Parcel Number: 046 017.000 000  
Current Owner: Shawn D. Schultz and Candice Myers  
Other Interested Party(ies): Capital One, N.A. and Secretary of Housing and Urban Development

If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

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; any matter that an accurate survey of the premises might disclose; any prior liens or encumbrances as well as any priority created by a fixture filing; any deed of trust; and any matter that an accurate survey of the premises might disclose; and

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust. 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.

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 by the Substitute Trustee at any time. This office is attempting to collect a debt. Any information obtained will be used for that purpose.

McMichael Taylor Gray LLC  
Substitute Trustee  
3550 Engineering Drive  
Suite 260  
Peachtree Corners, GA 30092  
Office: 404-474-7149  
Fax: 404-745-8121  
MTG File No.: TN2023-00282