

LEGALS & PUBLIC NOTICES

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 March 15, 2017, executed by BRAD R LAPLANDER and COLLEEN LAPLANDER conveying certain real property therein described to BRYAN D. SPICER, as Trustee, as same appears of record in the Register's Office of Cannon County, Tennessee recorded March 23, 2017, in Deed Book 173, Page 812; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Citizens Bank, N.A. who is now the owner of said debt; and WHEREAS, the undersigned, Ruben 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, Ruben 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 **November 2, 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 REALTY SITUATED IN THE TWELFTH (12TH) CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEING ALL OF TRACT NO. FIVE (5) OF THE INDIAN SPRINGS, PHASE I, REDIVISION OF TRACTS 5, 6, 7 AS SHOWN ON PLAT APPEARING OF RECORD IN PLAT CABINET 4, SLIDE 78G, REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID TRACT. BEING THE SAME PROPERTY CONVEYED TO BRAD R LAPLANDER AND COLLEEN LAPLANDER, HUSBAND AND WIFE, BY WARRANTY DEED FROM GREENE FAMILY TRUST DATED 11/01/05, DATED MARCH 15, 2017, OF RECORD IN RECORD BOOK 173, PAGE 810, REGISTER'S OFFICE FOR CANNON COUNTY, TENNESSEE.

Parcel ID: 069-085.00

PROPERTY ADDRESS: The street address of the property is believed to be **415 TOLBERT HOLLOW ROAD, BRADYVILLE, TN 37026**. 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): BRAD R LAPLANDER, COLLEEN LAPLANDER
OTHER INTERESTED PARTIES:

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.

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

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated FEBRUARY 25, 2022, and the Deed of Trust of even date, securing said Note recorded FEBRUARY 25, 2022, in Book 230, at Page 726-738, as Document #68135 in the Register's office for CANNON County, Tennessee, executed by RACHEL N BLAIR, SINGLE WOMAN, conveying the certain property described therein to DAVID MARTTALA, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FIRST NATIONAL BANK OF MIDDLE TENNESSEE its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record SEPTEMBER 25, 2023, in the Register's office for CANNON County, Tennessee in Book 249, at Page 281-283, as Document #73295.

WHEREAS, the owner and holder of the Note has declared the entire indebtedness due and payable and demanded that the hereinafter described real property be advertised and sold in satisfaction of 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 Marinosci Law Group, P.C., as Successor Trustee, pursuant to the power, duty and authority vested in and conferred upon said Successor Trustee, by the Deed of Trust, will on November 9, 2023 at 12:00 PM at the Cannon County Courthouse, 200 West Main Street in Woodbury, Tennessee offer for sale to the highest bidder for cash, and 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:

LOCATED, LYING AND BEING A CERTAIN TRACT OF LAND LOCATED IN THE SIXTH (6TH) CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED TO-WIT: BEING ALL OF LOT NO. THIRTEEN (13) RESUBDIVISION OF LOTS 12, 13, AND 14 BRAGG AND GESSLER SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT CABINET 3, SLIDE 3-57A, AND PREVIOUSLY RECORDED IN DEED BOOK 37, PAGE 142 ALL OF THE REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCES ARE HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. FOR SOURCE OF TITLE TO SAID REALTY REFERENCE IS MADE TO WARRANTY DEED FROM RUDOLPH N. JOHNSON TO RACHEL N. BLAIR, DATED FEBRUARY 23, 2022 AND RECORDED ON FEBRUARY 25, 2022 IN RECORD BOOK 230, PAGE 724, REGISTER'S OFFICE, CANNON COUNTY, TENNESSEE. THIS PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON PLAT OF RECORD IN DEED BOOK 37, PAGE 142 AND PLAT CABINET 3, SLIDE 3-57A, REGISTER'S OFFICE, CANNON COUNTY, TENNESSEE. THIS PROPERTY IS SUBJECT TO AND INCLUDES 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.

More Commonly Known As: 814 S MCCRARY ST, WOODBURY, TN 37190

Said sale shall be held 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; to any matter that an accurate survey of the premises might disclose; and subject to, but not limited to, the following parties who may claim an interest in the above-referenced property: RACHEL N BLAIR, OCCUPANTS/TENANTS OF 814 S MCCRARY ST, WOODBURY, TN 37190.

To the best of the Successor Trustee's knowledge, information, and belief, there are no other Federal or State tax lien claimants or other claimants upon the subject property which would require notice pursuant to the terms and provision of T.C.A. § 35-5-104 or T.C.A. § 67-1-1433 or 26 U.S.C. § 7425.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The Successor Trustee may postpone the above referenced sale from time to time as needed without further publication. The Successor Trustee will announce the postponement on the date and at the time and location of the originally scheduled sale.

This is an attempt to collect a debt, and any information obtained will be utilized for that purpose.

Marinosci Law Group, P.C., Successor Trustee
555 Perkins Extended
Suite 445
Memphis, TN 38117
Office: (901) 203-0680
Fax: (901) 440-0561

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 2, 2011, executed by LINDA S. CANTRELL, to Hugh M. Queener, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PINNACLE NATIONAL BANK, its successors and assigns, recorded on December 8, 2011 in Book 135, Pages 882-891, and Instrument Number 39686, in the Register of Deeds Office for Cannon County, Tennessee, to which reference is hereby made; and

WHEREAS, U.S. BANK NATIONAL ASSOCIATION, hereinafter "Creditor", the party entitled to enforce said security interest, having appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee, or its agent, by virtue of the power, duty, and authority vested in and imposed upon said Substitute Trustee, will, on November 09, 2023, at 2:00 PM local time, at Cannon County Courthouse, 200 West Main Street, Woodbury, TN 37190, in Cannon County, Tennessee, offer for sale certain property hereinafter described to the highest bidder for cash or certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the Substitute Trustee. The property to be sold is described as follows:

TRACT 1
LOT NUMBER 3 LOCATED IN SECTION 3 BRANDON SUBDIVISION
THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGE 76
REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE AS SHOWN
BY THE PLAT THIS LOT HAS FRONTAGE OF THE STREET OF
100FEET A BACKLINE OF 100 FEET AND A DEPTH OF 150 FEET.

TRACT 2
ALL OF LOT NO. 4 AND THE WEST ONE HALF PORTION OF LOT
NO. 5 LOCATED BRANDON SUBDIVISION THE PLAT OF WHICH IS
RECORDED IN BOOK 1, PAGE 76 REGISTER'S OFFICE OF CANNON
COUNTY, TENNESSEE AS SHOWN BY THE PLAT LOT NO 4 HAS A
FRONTAGE OF 100 FEET ON HILL VIEW DR A BACK LINE OF 100
FEET AND A DEPTH OF 150 FEET AND THE WEST ONE HALF
PORTION OF LOT NO. 5 FRONTS 43.75 FEET ON HILL VIEW DR
WITH A BACKLINE OF 44 FEET AND A DEPTH OF 150 FEET.

INCLUDED BUT EXPRESSLY EXCLUDED IS PROPERTY CONVEYED
TO DANNY BROWN AND WIFE RHONDA BROWN BY WARRANTY
DEED OF RECORD IN DEED BOOK 170 PAGE 171 OF THE
REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE
BEGINNING ON AN IRON PIN IN THE NORTH MARGIN OF HILL
VIEW DR AT THE SW CORNER OF THIS LOT AND THE SE CORNER
OF LOT NO. 1 AND THIS POINT IS ALSO LOCATED N 70 DEG 23' 03"
E 72.52 FEET FROM THE CENTER OF A SEWER MANHOLE IN THE
STREET; THENCE LEAVING THE STREET N ODEG 44' 16" E 148.46
FEET TO NW CORNER OF THIS LOT AND FENCE LINE; THENCE
WITH FENCE N 86DEG 51' 05" E 105.07 FEET TO THE NE CORNER OF
THIS LOT; THENCE LEAVING THE FENCE S 3DEG 02' 24" E 147.86
FEET TO THE SE CORNER OF THIS LOT IN THE NORTH MARGIN
OF HILL VIEW DR; THENCE WITH THE STREET S 86DEG 43' 20" W
114.85 FEET BACK TO THE POINT OF BEGINNING AND
CONTAINING 16272 SQUARE FEET ACCORDING TO SURVEY
CONDUCTED BY THOMAS D COOK RLS#365 ON OCTOBER, 1995.
BEING THE SAME PROPERTY CONVEYED TO LINDA S CANTRELL
BY DEED FROM THOMAS TAYLOR AND WIFE LAURA MAE
TAYLOR BY DEED DATED JUNE 1996 AND FILED FOR RECORD IN
BOOK 172, PAGE 99 REGISTER'S OFFICE OF CANNON COUNTY,
TENNESSEE.

Commonly known as: **301 HILLVIEW DRIVE WOODBURY, TN 37190**

Parcel number(s): 0391 A 00400 000

In the event of a discrepancy between the legal description, the street address, and/or the parcel number(s), the legal description shall control.

The sale is subject to the following: tenant(s)/occupant(s) rights in possession, if any; 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 state or federal governmental agency; any prior liens or encumbrances; any priority created by a fixture filing; and any matter that an accurate survey of the property might disclose. Additionally, the following parties might claim an interest in the property: **LINDA SUE CANTRELL.**

If the United States, the State of Tennessee, or any agency thereof have any liens on the property and are named herein as interested parties, timely notice has been given to them in accordance with applicable law, and the sale will be subject to any applicable rights of redemption held by such entities, as required by 26 U.S.C. § 7425 and/or T.C.A. § 67-1-1433. The property will be sold AS IS, WHERE IS, WITH ALL FAULTS, and without warranty of any kind, express or implied, as to the condition of the property or any improvements thereon, including but not limited to merchantability or fitness for a particular purpose. The Substitute Trustee makes no covenant of seisin or warranty of title, express or implied, and will only convey the property by Substitute Trustee's Deed.

Except as noted above, all right and equity of redemption, statutory or otherwise, homestead, and exemption are expressly waived in the Deed of Trust.

The sale held pursuant to this notice is subject to the express reservation that it may be rescinded by the Substitute Trustee at any time. If the sale is rescinded for any reason, the purchaser shall only be entitled to a refund of funds tendered to purchase the subject property, and shall have no further or other recourse against Creditor, the Substitute Trustee, or their successor(s), assign(s), agent(s), and attorney(s). The right is reserved to adjourn 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. Notice of such adjournment will also be mailed to interested parties when required by applicable law. If you have any questions or concerns, please contact:

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attn: TN Foreclosure
2034 Hamilton Place, Suite 360
Chattanooga, TN 37421
(423) 498-7400
tnfc@raslg.com

Please reference file number 23-141674 when contacting our office. Investors website: <https://www.rascranesalesinfo.com/>

THIS OFFICE MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

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 November 1, 2019, and the Deed of Trust of even date securing the same, recorded November 8, 2019, in Book No. 199, at Page 308, in Office of the Register of Deeds for Cannon County, Tennessee, executed by William Cofield, conveying certain property therein described to Bell & Alexander Title Services, Inc. as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Plaza Home Mortgage Inc., 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 **December 21, 2023 on or about 2:00 PM, at the Cannon County Courthouse 200 West Main Street, Woodbury, TN 37190**, 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 Cannon County, Tennessee, and being more particularly described as follows:

A certain tract or parcel of realty situated in the Sixth (6th) Civil District of Cannon County, Tennessee and being described as follows, to-wit: Being the East one-half (1/2) portion of Lot Number Nine (9) located in the J. H. Trail Subdivision, the Plat of which is recorded in Deed Book 38, Page 397, Register's Office, Cannon County, Tennessee, and having a frontage of 50 feet on Trail Street, a backline of 50 feet, and a depth of 117 feet running thence about South from said Street between parallel lines.,

ALSO KNOWN AS: 923 Trail Street, Woodbury, TN 37190

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:

WILLIAM COFIELD TENANTS OF

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

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. 357366**
DATED October 11, 2023

WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

To Subscribe, call
615-563-2512