

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS
Estate of Carter Joseph Underwood,
Notice is hereby given that on the 9th day of April, 2024 letters of administration in respect of the estate of Carter Joseph Underwood, deceased were issued to the undersigned of County Probate Court

of Cannon County, TN. All persons both resident and non-residents, having claims matured and unmatured against said estate are required to file same with the clerk of the above named court within four months of the first publication of this notice, otherwise their claims will be forever barred.

This is the 9th day of April, 2024.
Jana Underwood, administrator of the estate of Carter Joseph Underwood, deceased.
Lana Jones, County Clerk
Lacey Buchanan
Attorney

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 May 23, 2024, at 2:00 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.: TN2024-00089

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.

Cannon County Sheriff Office
110 Alexander Dr.
Woodbury, Tn. 37190
615-563-1000 office
615-563-2050 fax

In the Sheriff's Department Impound Lot. Is a 2000 Honda Civic, silver in color. VIN# 2HGFEJ6616YH576593.

Several attempts have been made to contact the owner. All have failed. This input in the Cannon Courier may help to locate owner.

After three weeks. The vehicle will go to the DA and the Cannon County Judge to be signed to Cannon County Sheriff Office. To be listed into the auction on GovDeals. Com.

Convenience Center Hours of Operation
Mondays: 8:00 a.m. until 5:00 p.m.
Tuesdays: 8:00 a.m. until 5:00 p.m.
Wednesdays: Closed
Thursdays: 8:00 a.m. until 5:00 p.m.
Fridays: 8:00 a.m. until 5:00 p.m.
Saturdays: 8:00 a.m. until 5:00 p.m.
Sundays: Closed

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