

LEGALS & PUBLIC NOTICES

SUBSTITUTE TRUSTEE'S NOTICE OF

FORECLOSURE SALE

Sale at public auction will be on May 25, 2022 at 10:00 a.m. at the 200 West Main St., Woodbury, TN 37190 Main Entrance at the Cannon County Courthouse in Woodbury, Tennessee, pursuant to deed of trust executed July 20, 2021, by **Michael D. Roche**, to Lymon Sullivan, Trustee, and of record in Record Book 221, Pages 727-731, for the benefit of **Wayne Belt and Barbara Belt** in the Register's Office for Cannon County, Tennessee. Appointment of Successor Trustee to Jack E. Gritton of record in Record Book 232, Page 144 in the Register's Office for Cannon County, Tennessee. The said sale shall be conducted by the Successor Trustee.

Owner of Debt: **Wayne Belt and Barbara Belt**

The following real estate located in Cannon County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:
Described property located in Cannon County, Tennessee, to-wit:

BOUNDED on the North by the Lula Mitchell heirs' realty and the Willie D. Brown realty; bounded on the South by the Linda L. McPeak realty; bounded on the East by the Elmus Tenpenny realty; and, bounded on the West by the Old Manchester Road.

FOR source of title to said realty reference is made to Warranty Deed from Jennifer Bucklew and Sarah Cable, sole devisees and David Nenahlo, Executor under the Last Will and Testament of Jo Lynn Nenahlo, deceased to Michael D. Roche, Trustee of the Michael D. Roche Living Trust, dated September 26, 2013 and any amendments thereto, dated July 20, 2021 and recorded on July 20, 2021 in Record Book 221, Page 724, Register's Office, Cannon County, Tennessee.

Pursuant to the 26 USC § 7425(b) the following Federal Tax Liens are identified: None are known.

Pursuant to the *Tennessee Code Annotated* §67-1-1433(b)(1) the following State Tax Lien is identified: None are known.

Others with an interest: None

Terms of sale will be public auction, for cash; and free and clear of the rights of homestead, redemption of **Michael D. Roche**, and those claiming through it, and subject to any accrued taxes and restrictions.

All right and equity of redemption, statutory and 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 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.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder will be deemed the successful bidder.

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

Gritton & Gritton, PLLC, Attorneys at Law
752 South Church Street
Murfreesboro, TN 37130
(615) 867-0088

NOTICE

DEANA RAGAN

The State of Tennessee, Department of Children's Services, has filed a Petition against you seeking to declare your children to be dependent and neglected. It appears that ordinary process of law cannot be served upon you because your whereabouts are unknown. You are hereby **ORDERED** to serve upon Ruth Bunn, Attorney for the State of Tennessee, Department of Children's Services, 600 Hearth wood Court, Cookeville, Tennessee 38506, (931) 646-3000, an Answer to the Petition filed by the State of Tennessee, Department of Children's Services, within thirty (30) days of the last day of publication of this notice, pursuant to Rule 103(c)(3) of the Tenn. R. Juv. P. **you must also appear in the Juvenile Court of Cannon County, Tennessee, at Woodbury, Tennessee, on the 6th day of July, 2022, at 8:30 AM** for the Adjudicatory and Dispositional Hearing on the Petition filed by the State of Tennessee, Department of Children's Services. If you fail to do so, a default judgment will be taken against you pursuant to Rule 55 of the Tenn. R. of Civ. P. for the relief demanded in the Petition. You may view and obtain a copy of the Petition and any other subsequently filed legal documents at the Juvenile Court Clerk's Office, 200 W Main St, Woodbury, Tennessee. Entered this on the 26th day of April, 2022.
SUSAN MELTON
JUVENILE COURT JUDGE

The Cannon County Board of Zoning Appeals will have a public hearing on Tuesday, May 24, 2022 at the Cannon County Court Room, 200 W. Main Street, Woodbury TN for the purpose of reviewing the following item:

Application for a Special Exception for a Temporary Use Permit for the GreenWay Music Festival on property located at 8280 Short Mountain Road (Short Mountain Distillery), Woodbury TN. The proposed item can be reviewed at the office of the Cannon County Planning Department, 200 W Main Street, Woodbury TN, from 10:00 a.m. to 1:00 p.m. Monday, Tuesday, Thursday, and Friday.

The public hearing will begin at 6:30 P. M. All citizens are invited to attend. Any questions or comments can be addressed to the Cannon County Land Use Administrator by phone: 615-968-9438 or by email: David.Robinson@CannonCountyTN.gov

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CANNON COUNTY

WHEREAS, Trey Hill executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citizens Bank N.A., Lender and Bert W. McCarter, Attorney, Trustee(s), which was dated March 11, 2019, and recorded on March 13, 2019, in Book 192, at Page 307 in Cannon County, Tennessee Register of Deeds.

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, Citizens Bank, N.A., (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, 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, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on **June 21, 2022, at 10:00 AM** at the usual and customary location at the Cannon County Courthouse, Woodbury, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Cannon County, Tennessee, to wit:

BEING all of Lot No. 17 (1.7ac) as shown on the plan of Volunteer View Estates, Section 1 Resubdivision of Lots 17, 18 and 19, as shown on the plan of record in Plat Cabinet 4, Slide 74S, Register's Office for Cannon County, Tennessee, to which plan reference is here made for more complete details of said lot.

BEING the same property conveyed to Trey Hill, a single man by Warranty Deed from Robert B. Todd an unmarried man dated March 11, 2019 and appearing of record in Book 192, Page 305, in the Register's Office for Cannon County, Tennessee.

Parcel ID Number: 052 090001
Address/Description: 148 LORIE LANE, Woodbury, TN 37190
Current Owner(s): Trey Hill
Other Interested Party(ies):

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property 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; a deed of trust; and any matter than 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, 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.

This office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee
c/o Tennessee Foreclosure Department
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341
PH: 404-789-2661 FX: 404-294-0919
File No.: 22-05353 FC01

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 26, 2005**, executed by **Bobby Dean Davis and wife, Kathy Gail Davis**, to **Archer Land Title** as Trustee, for **Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for The Lending Group, Inc., its successors and assigns**, and appearing of record on **April 5, 2005**, in the Register's Office of **Cannon** County, Tennessee, at Record Book 71, Page 402, and Instrument Number 19420.

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF8 Master Participation Trust**, the party entitled to enforce said security interest; and having appointed Clear Recon LLC, the undersigned, as Substitute Trustee by instrument filed or being filed for record in the Register's Office of **Cannon** County, Tennessee, with all of the rights, powers, and privileges of the original Trustee named in said Deed of Trust.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust, and that the undersigned, Clear Recon LLC, 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 **June 9, 2022, at 2:00 PM**, local time, at the County Courthouse Square at the Cannon County Courthouse, located in Woodbury, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, paid at the conclusion of the sale, the following described property situated in **Cannon** County, to wit:

The land referred to herein below is situated in the County of Cannon, State of Tennessee, and is described as follows:

A certain tract or parcel of land in Cannon County, in the State of Tennessee, described as follows:

A certain tract or parcel of realty lying and being in the Fifth (5th) Civil District, Cannon County, State of Tennessee, described as follows, to-wit:

LOT NUMBER SEVENTEEN (#17) in Slatton Acres Subdivision (revised and filed 9-20-73) as shown in Plat Book 1, page 102, Register's Office Cannon County, Tennessee. According to the Plat, this Lot has a frontage of 200 feet on Parker Street; a backline on the North side of 200 feet; an East boundary line of 362.4 feet; and, a West boundary line of 369.4 feet.

Being the same property conveyed to Bobby Dean Davis and wife, Kathy Gail Davis by Warranty Deed from J. C. Slatton, Jr., and wife, Florence Slatton, dated August 16, 1976 and recorded August 16, 1976 of record in Book 103, page 424, Register's Office for Cannon County, Tennessee.

PROPERTY ADDRESS: (for informational purposes)
851 Parker Dr.
Bradyville, TN 37026

map/parcel: 65M-A-017.00
file # 2005031065

Parcel ID: **065N A 02200 000 (f/k/a 65M-A-017.00)**

Commonly known as **851 Parker Dr, Bradyville, TN 37026**

The street address and parcel number(s) of the above described property are believed to be correct; however, such references are not a part of the legal description of the property sold herein, and, in the event of any discrepancy, the legal description herein shall control

This sale is subject to tenant(s)/occupant(s) rights in possession.

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: **Bobby Dean Davis; Kathy Gail Davis; and Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as owner trustee for WF 19 Grantor Trust.**

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.

All right and equity of redemption, statutory and otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good; however, the undersigned will sell and convey only as Substitute Trustee.

The transfer shall be AS IS, WHERE IS, AND WITH ALL FAULTS, and without warranties of any kind, express or implied, as to the condition of the Property and the improvements located thereon, including merchantability or fitness for particular purpose. Trustee shall make no covenant of seisin or warranty of title, express or implied, and will sell and convey the subject real property by Substitute Trustee's Deed only.

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 ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Clear Recon LLC
Substitute Trustee
651 East 4th Street Suite 200
Chattanooga, Tennessee 37403
Phone: (877) 319-8840