

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS
Estate of Joseph L. Reed, Notice is hereby given that on the 25th day of July, 2023 Letters of Administration in respect of the estate of Joseph L. Reed, 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 25th day of July, 2023. Anthony Reed, administrator of the estate of Joseph L. Reed, deceased. County Clerk W. Michael Corley Attorney

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 TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated July 25, 2006, and the Deed of Trust of even date securing the same, recorded July 31, 2006, in Book No. 88, at Page 785, in Office of the Register of Deeds for Cannon County, Tennessee, executed by Gary Henderson and Rena Mason Henderson, conveying certain property therein described to M Richardson as Trustee for CitiFinancial Services, Inc.; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by UMB BANK, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust II.

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 UMB BANK, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust II, will, on **August 28, 2023 on or about 11:00 AM, at the Courthouse Square of the Cannon County Courthouse 200 W 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 LYING AND BEING IN THE SEVENTH (7TH) CIVIL DISTRICT, CANNON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BOUNDED ON THE NORTH BY THE WITTY HOLLOW ROAD AND TENPENNY ROAD, AND/OR REALTY BEING RETAINED BY ELMUS MASON, ET UX; BOUNDED ON THE SOUTH BY THE TALLMAN BOYD REALTY AND THE GERRY CAMPBELL AND MARILYN GREENE REALTY; BOUNDED ON THE EAST BY THE JOSEPH CAGLE REALTY; AND BOUNDED ON THE WEST BY THE WITTY HOLLOW ROAD AND/OR REALTY BEING RETAINED BY ELMUS MASON, ET UX, CONTAINING SEVENTEEN (17) ACRES, MORE OR LESS, BY ESTIMATION.

ALSO KNOWN AS: 354 Jim Hollow Road, 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: GARY HENDERSON RENA MASON HENDERSON TENANTS OF

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. 356483**

DATED July 21, 2023

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

www.cannoncourier.com

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; 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, 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 **August 24, 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) ACRE, 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.

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

The Woodbury Planning Commission will meet in regular session, Tuesday, August 15, 2023 at 6:00 PM at Woodbury City Hall.
Bill Jennings, Chairman

Cannon County Drivers Center has new hours: Mon. - Thurs. - Fri. 8am-4pm Closed on Tues. & Wed.

**LEGAL
IN THE CHANCERY COURT OF CANNON COUNTY, TN
AT WOODBURY**

**JACKIE A. REEDY, et al VS. TERRY CAMBELL, et a
DOCKET #20-442**

CHANCERY COURT AUCTION SALE OF LAND

In obedience to a decree of the Chancery Court in Woodbury, TN, made in the cause of **JACKIE A. REEDY, et al VS. TERRY CAMBELL, et al, Docket #20-442**, I will on Saturday, August 19th, 2023 at 10:00 a.m. on the premises of the property to be sold, (**HOLLIS CREEK ROAD, WOODBURY, TN**) sale to the highest and best bidder for cash, **SUBJECT TO CHANCERY COURT APPROVAL**, 45 deed acres, 63.5 calculated acres more or less in the 2nd civil district.

For identification of property see Map 052, Parcel 4.00, Office of the Property Assessor for Cannon County, TN. For source of title to said realty reference is made to Deed Book 97, page 308, Register's Office for Cannon County, TN.

TERMS OF REAL PROPERTY: 20% down day of sale. Balance due at closing. Possession with closing. 2022 Taxes will be prorated. Sale of property is not contingent on financing, appraisal or inspections. Property is sold as is, where is with no warranties or representations, expressed or implied.

TERMS OF PAYMENT: Good check.

(Any announcements made the day of sale take precedence over prior announcements.)

**DANA DAVENPORT
CLERK & MASTER**

Frontier

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