

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS

Estate of Judy Elaine Neuffell
 Notice is hereby given that on the 22nd day of August 2022 Letters of Administration in respect of the estate of Judy Elaine Neuffell, 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 22nd day of August, 2022.
 Larry Shannon Neuffell, administrator of the estate of Judy Elaine Neuffell, deceased.
 Lana Jones, County Clerk
 WM Kennerly (Ken) Burger, Attorney

NOTICE TO CREDITORS

Estate of Shirley Nipper, Notice is hereby given that on the 18th day of August 2022 Letters of Administration in respect of the estate of Shirley Nipper, deceased were issued to the undersigned of Chancery Court of Cannon County, TN. All persons both resident and non-residents, having claims matured and unmatured against the estate are required to file

same with the Clerk of the Chancery Court on or before the earlier of the dates prescribed in (1) or (2), otherwise claims will be forever barred (1) (A) Four (4) months from the date of the first publication (or posting as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty (60) days before the date of the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty days from the date of the creditor receiving an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1) (A); or (2) Twelve (12) months from the decedents death. This is the 18th day of August, 2022.

Mark Howard Black, executor of the estate of Shirley Nipper, deceased
 DANA DAVENPORT, CLERK & MASTER
 Gary D. Beasley
 Attorney For The Estate

NOTICE TO CREDITORS

Estate of Kelly Mason Eagar, Notice is hereby given that on the 1st day of September 2022 Letters of Administration or Letters Testamentary in respect of the estate of Kelly Mason

Eagar, deceased were issued to the undersigned of Chancery Court of Cannon County, TN. All persons both resident and non-residents, having claims matured and unmatured against the estate are required to file same with the Clerk of the Chancery Court on or before the earlier of the dates prescribed in (1) or (2), otherwise claims will be forever barred (1) (A) Four (4) months from the date of the first publication (or posting as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty (60) days before the date of the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty days from the date of the creditor receiving an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1) (A); or (2) Twelve (12) months from the decedents death. This is the 1st day of September, 2022.

Andrew C. Eagar, executor of the estate of Kelly Mason Eagar, deceased
 DANA DAVENPORT, CLERK & MASTER
 Jonathon Fagan
 Attorney For The Estate

NOTICE OF TRUSTEE'S FORECLOSURE SALE

Sale at public auction will be on October 13, 2022 at 2:00 p.m. local time at the usual and customary location at Cannon County Courthouse Square, 200 W. Main Street, Woodbury, TN 37190, pursuant to the Deed of Trust executed by Larry Dustin Mullins for the benefit of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First National Mortgage Services, LLC, a Tennessee Limited Liability Co., as Beneficiary, dated April 11, 2012, of record in Instrument Number 40463, Book 138, Page 40, 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: U.S. Bank National Association Other Interested Parties: Secretary of Housing and Urban Development 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: A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 5TH CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING ON AN IRON PIN IN THE SOUTH MARGIN OF THE SLATTON PUBLIC ROAD, THIS POINT BEING BASHAM'S CORNER; RUNNING THENCE ABOUT SOUTH BASHAM'S BOUNDARY LINE APPROXIMATELY 210 FEET TO AN IRON PIN THEREIN; RUNNING THENCE ABOUT EAST APPROXIMATELY 390 FEET TO A POST OAK TREE; RUNNING THENCE ABOUT NORTH APPROXIMATELY 210 FEET TO A RED OAK TREE IN THE SOUTH MARGIN OF THE SLATTON PUBLIC ROAD; AND RUNNING THENCE ABOUT WEST WITH SAID ROAD MARGIN APPROXIMATELY 432 FEET TO THE POINT OF BEGINNING, CONTAINING TWO (2) ACRES, MORE OR LESS. FOR SOURCE OF TITLE TO SAID REALTY REFERENCE IS MADE TO WARRANTY DEED FROM CAROL S. JOHNSON, TO LARRY DUSTIN MULLINS, DATED APRIL 11, 2012 AND RECORDED ON APRIL 12, 2012 IN RECORD BOOK 138, PAGE 37, REGISTER'S OFFICE, CANNON COUNTY, TENNESSEE. Street Address: The street address of the property is believed to be 896 Parker Dr., Bradyville, TN 37026, 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: 071 043.00 000 Current owner(s) of the property: Larry Dustin Mullins 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.: 22-007510 A-4758025 09/06/2022, 09/13/2022, 09/20/2022

SUBSTITUTE TRUSTEE'S NOTICE OF FORECLOSURE SALE

Default having been made in the terms, conditions, and payments provided in a certain Deed of Trust dated **DECEMBER 8, 2015**, executed by **JAMES T BLY , UNMARRIED**, to **FMLS, INC.**, Trustee, of record in **RECORD BOOK 164, PAGE 190**, for the benefit of **REGIONS BANK**, in the Register's Office for **CANNON County, Tennessee** and to **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY**, either of whom may act, appointed as Substitute Trustee in an instrument of record in the Register's Office for **CANNON County, Tennessee**, to secure the indebtedness described; the entire indebtedness having been declared due and payable by **REGIONS BANK**, being the present owner/holder or authorized agent, designee or servicer of the holder/owner of said indebtedness, has requested foreclosure proceedings to be instituted; and as provided in said Deed of Trust, I, **J. PHILLIP JONES/ JESSICA D. BINKLEY**, will by virtue of the power and authority vested in me as Substitute Trustee, on **FRIDAY, SEPTEMBER 30, 2022 AT 10:30 A.M. LOCAL TIME AT THE FRONT DOOR OF THE CANNON COUNTY COURTHOUSE, WOODBURY, CANNON COUNTY, TENNESSEE**, sell to the highest bidder for cash, free from the equity of redemption, homestead, and dower, and all other exemptions which are expressly waived, and subject to any unpaid taxes, if any, the following described property in **CANNON County, Tennessee**, to wit:

PROPERTY LOCATED IN THE COUNTY OF CANNON, TENNESSEE:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN CANNON COUNTY, STATE OF TENNESSEE, TO-WIT:

BEGINNING ON AN IRON PIN AT A CORNER FENCE POST IN THE SOUTH MARGIN OF THE PUBLIC ROAD, THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE WITH THE FENCE AND A PAINTED LINE IN A SOUTHWESTERLY DIRECTION ABOUT 66 FEET TO AN IRON PIN; THENCE WITH THE MEANDERS OF THE FENCE AND PAINTED LINE IN A WESTERLY DIRECTION ABOUT 1225 FEET TO AN IRON PIN; THENCE WITH THE FENCE AND PAINTED LINE IN A NORTHWESTERLY DIRECTION ABOUT 209 FEET TO AN IRON PIN; THENCE WITH THE FENCE AND PAINTED LINE IN A NORTHWESTERLY DIRECTION ABOUT 235 FEET TO AN IRON PIN; THENCE WITH THE FENCE AND PAINTED LINE IN A NORTHWESTERLY DIRECTION ABOUT 134 FEET TO AN IRON PIN; THENCE WITH THE FENCE AND PAINTED LINE IN A SOUTHWESTERLY DIRECTION ABOUT 187 FEET TO AN IRON PIN; THENCE WITH THE FENCE AND PAINTED LINE IN A NORTHWESTERLY DIRECTION ABOUT 129 FEET TO AN IRON PIN; THENCE WITH THE FENCE AND PAINTED LINE IN A NORTHEASTERLY DIRECTION ABOUT 504 FEET TO AN IRON PIN AT A CORNER FENCE POST IN THE SOUTH MARGIN OF THE PUBLIC ROAD; THENCE WITH THE SOUTH MARGIN OF THE PUBLIC ROAD TO THE POINT OF BEGINNING.

THE GRANTEE SHALL HAVE THE RIGHT TO USE, FOR DOMESTIC PURPOSES, THE SPRING WHICH IS LOCATED ABOUT 800 FEET UPSTREAM FROM THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY FOR AS LONG AS THE GRANTEE OWNS THE ABOVE DESCRIBED PROPERTY WITH RIGHTS OF INGRESS AND EGRESS OVER REALTY OF GRANTOR BY WHICH TO INSTALL AND MAINTAIN A WATER LINE.

THE GRANTEES HEREIN SHALL HAVE THE RIGHT TO USE THE ROADWAY AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY FOR PURPOSE OF INGRESS AND EGRESS TO THE NORTH SIDE OF THE BARN LOT AND THEY SHALL HAVE THIS RIGHT FOR AS LONG AS THEY OWN THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES T. BLY AND WIFE, MAVIS R. BLY BY GENERAL WARRANTY DEED DATED JUNE 18, 1987. SAID MAVIS R. BLY HAVING SINCE DIED ON OR ABOUT DECEMBER 22, 2014 LEAVING JAMES T. BLY AS THE SOLE SURVIVING TENANT BY THE ENTIRETY. SAID JAMES T. BLY HAVING SINCE DIED ON OR ABOUT MARCH 26, 2020 LEAVING AS HEIRS HIS CHILDREN, BETTY ANN ALLEN, BERTHA ELAINE KILLEBREW, JAMES RAY BLY, VICKIE DIANE BLY AND JO ANN MITCHELL.

SEE EASEMENT OF RECORD IN RECORD BOOK 89, PAGE 473, REGISTER'S OFFICE FOR CANNON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2854 BIG HILL ROAD, LIBERTY, TN 37095.

PARCEL ID: 015 021.00

THE SALE OF THE SUBJECT PROPERTY IS WITHOUT WARRANTY OF ANY KIND, AND IS FURTHER SUBJECT TO THE RIGHT OF ANY TENANT(S) OR OTHER PARTIES OR ENTITIES IN POSSESSION OF THE PROPERTY. ANY REPRESENTATION CONCERNING ANY ASPECT OF THE SUBJECT PROPERTY BY A THIRD PARTY IS NOT THE REPRESENTATION/ RESPONSIBILITY OF TRUSTEE(S)/ SUBSTITUTE TRUSTEE(S) OR THEIR OFFICE.

THIS SALE IS SUBJECT TO ANY UNPAID TAXES, IF ANY, ANY PRIOR LIENS OR ENCUMBRANCES LEASES, EASEMENTS AND ALL OTHER MATTERS WHICH TAKE PRIORITY OVER THE DEED OF TRUST UNDER WHICH THIS FORECLOSURE SALE IS CONDUCTED, INCLUDING BUT NOT LIMITED TO THE PRIORITY OF ANY FIXTURE FILING. IF THE U.S. DEPARTMENT OF THE TREASURY/ INTERNAL REVENUE SERVICE, THE STATE OF TENNESSEE DEPARTMENT OF REVENUE, OR THE STATE OF TENNESSEE DEPARTMENT OF LABOR AND WORK FORCE DEVELOPMENT ARE LISTED AS INTERESTED PARTIES IN THE ADVERTISEMENT, THEN THE NOTICE OF THIS FORECLOSURE IS BEING GIVEN TO THEM, AND THE SALE WILL BE SUBJECT TO ALL APPLICABLE GOVERNMENTAL ENTITIES RIGHT TO REDEEM THE PROPERTY, ALL AS REQUIRED BY 26 U.S.C. 7425, T.C.A. 67-1-1433, AND 28 U.S.C. 2410 (C). THE NOTICE REQUIREMENTS OF T.C.A. 35-5-101 ET SEQ. HAVE BEEN MET.

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. THE TRUSTEE/SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO RESCIND THE SALE

IF YOU PURCHASE A 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/BANK CHECK MADE PAYABLE TO OR ENDORSED TO LAW OFFICE OF J. PHILLIP JONES. 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.

OTHER INTERESTED PARTIES: BETTY ANN ALLEN; BERTHA ELAINE KILLEBREW; JAMES RAY BLY; VICKIE DIANE BLY; JO ANN MITCHELL.

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

This is improved property known as 2854 BIG HILL ROAD, LIBERTY, TN 37095.

J. PHILLIP JONES/JESSICA D. BINKLEY, SUBSTITUTE TRUSTEE
 1800 HAYES STREET
 NASHVILLE, TN 37203
 (615) 254-4430