

# SMITHVILLE CLASSIFIEDS

October 10, 2018

SMITHVILLEREVIEW.COM

## Public Notices

### Debtors Creditors

#### DeKALB COUNTY CHANCERY COURT, PROBATE DIVISION

#### NOTICE TO CREDITORS

ESTATE OF W. J. PAGE, DECEASED  
Notice is hereby given that on the 5th day of October, 2018, Letters Testamentary in respect to the estate of W. J. Page, deceased, who died August 10, 2018, were issued to the undersigned by the Chancery Court of DeKalb County, Tennessee.

All persons, resident and non-resident, having claims, matured or not, against the estate are required to file the same with the clerk of the above named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1) (A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received 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 first publication as described in (1)(A); or

(2) Twelve (12) months from the date of the decedent's date of death. This the 5th day of October, 2018.

RICHARD GLEN PAGE, Executor  
SUE N. PUCKETT-JERNIGAN, Attorney  
DEBRA MALONE, Clerk and Master  
27695 W2t10-17

### Foreclosures

#### NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, DEKALB COUNTY  
WHEREAS, Joyce E. Bailey An Unmarried Woman executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., As Nominee For GreenPoint Mortgage Funding, Inc., Lender and

M. Todd Jackson, Trustee(s), which was dated October 13, 2006 and recorded on October 18, 2006 in Book 252, Page 334, DeKalb 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, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, (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 October 31, 2018, at 10:00AM at the usual and customary location at the DeKalb County Courthouse, Smithville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in DeKalb County, Tennessee, to wit:

Situated in the Ninth Civil District of DeKalb County, Tennessee, and being more particularly described as follows: Bounded on the north by Cantrell; bounded on the west by Short Mountain Road; bounded on the south by Herman Stewart; bounded on the east by Cantrell, containing one acre. For prior reference, see a conveyance from Gary R. Goff, et ux., Frances C. Goff, to Joyce E. Bailey of record in Record Book 235, page 311, Register's Office, DeKalb County, Tennessee. Parcel ID Number: 079 01100 000

Address/Description: 3477 Short Mountain Highway, Smithville, TN 37166. Current Owner(s): Joyce E. Bailey.

Other Interested Party(ies): LVNV Funding, LLC; Target National Bank/Target Visa; North Star Capital

Acquisition, LLC; Capital One Bank (USA), N.A.; and Advantage Assets II, Inc., as assignee of Citibank (South Dakota) N.A.

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. The Brock & Scott, PLLC, Substitute Trustee c/o Tennessee Foreclosure Department  
4360 Chamblee Dunwoody Road, Ste 310  
Atlanta, GA 30341  
PH: 404-789-2661 FX: 404-294-0919  
File No.: 18-11595 FC01  
27644 W3t10-17

#### 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 August 22, 1997, executed by James T. Owen a/k/a James Owen and his wife Cheryl L. Owen a/k/a Cheryl Owen, for Ford Consumer Loan Corporation, its successors and assigns, and appearing of record on September 8, 1997, in the Register's Office of DeKalb County, Tennessee, at Book 79 Page 659.

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Wilmington Savings Fund Society, FSB,

as Trustee of Stanwich Mortgage Loan Trust A, 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 DeKalb 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 October 23, 2018, at 11:00 AM, local time, at the DeKalb County Courthouse, located in Smithville, 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 DeKalb County, to wit:

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

Legal Description: Situated in the 5th (OLD 9th) Civil District of DeKalb County, Tennessee.

Beginning at an iron rod in the northeast corner of the lot herein conveyed and the southeast corner of a lot owned by Ray Stanley; Thence S 04 degrees 47' W 125.00 feet to an iron rod; thence N 83 degrees 53' W 175 feet to an iron rod; thence N 04 degrees 47' E 125.00 feet to an iron rod; thence S 83 degrees 53' E 175.00 feet with the line of Stanley to the point of beginning, and being a portion of the same described as Lot No. 7 of the Atnip Subdivision of record in Deed Book D-5, page 523, Register's office DeKalb County, Tennessee.

Being the same property conveyed from James Bass Colvert and his wife, Marie Y. Colvert and Bobby B. Colvert and his wife, Barbara Colvert to James T. Owen and his wife, Cheryl L. Owen by deed

dated 8/31/84 and recorded in Book C6 page 657 of the Public records of DeKalb County, Tennessee. Tax ID: 0635/52.10 Parcel ID: 065 05210 000 Commonly known as 121 Twilla Lane, Smithville, TN 37166

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

Current Owner(s) of Property: James T. Owen and Cheryl L. Owen

Interested Parties: Freddy Colvert and Linda Colvert  
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: James T. Owen; James Owen; Cheryl L. Owen; Cheryl Owen; Freddy Colvert and Linda Colvert. 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  
5751 Uptain Road  
Suite 514  
Chattanooga, Tennessee 37411  
Phone: (877) 319-8840  
File No: 2191-498A  
Newspaper: Smithville Review  
Publication Dates: 9/26/2018, 10/3/2018, 10/10/2018  
27607 W3t10-10

#### SUCCESSOR TRUSTEE'S NOTICE OF SALE

JOSHUA R. HOLDEN, Successor Trustee of a Deed of Trust executed on October 2, 2006, by Ashley Eldridge Maxwell f/k/a Ashley Eldridge, which appears of record in the Register's Office of DeKalb County, Tennessee, at Record Book 251, Page 781 ("Deed of Trust"), as modified by a Modification Agreement dated July 8, 2011, recorded in Record Book 332, Page 56, and as further modified by a Modification and Extension Agreement dated October 20, 2014, appearing of record at Record Book 375, Page 607, all in the Register's Office for DeKalb County, Tennessee, to which instruments specific reference is hereby made, will sell for cash at a foreclosure sale requested by the current holder of the Deed of Trust and underlying indebtedness, SouthEast Bank, the property described below.

Sale Date and Location: October 26, 2018 at 1:30 p.m. at the front door of the Courthouse in Smithville, DeKalb County, Tennessee. Property Description: Abbreviated description per T.C.A. § 35-5-104(a)(2) is the property referenced and described fully in that certain Deed at Record Book 251, Page 779, in the DeKalb County Register of Deeds Office and commonly known as 510 Austin Lake Drive, Baxter, TN 38544. Property Address: 510 Austin Lake Drive, Baxter, DeKalb County, TN 38544. Tax Map Identification No.: 032I-A-102.00 (However, the property description shall control in the event of any inconsistencies between the description and address or tax identification number).

Parties Interested: Middle Tennessee Federal Credit Union, Edward T. Gabel, Trustee  
All sales of Property, both real and personal, are "AS IS" and "WHERE IS" without representation or warranty of any kind, express or implied, including warranty for a particular purpose. The sale of the described property is subject to all matters shown on any recorded plan, any unpaid taxes, any restrictive covenants, easements, set-back lines, prior liens, encumbrances, if any, and any other priority as may appear in the public records. The right is reserved to take or accept the next highest or best bid at such sale should the last and highest bidder fail or refuse to comply with the terms of sale for any reason. The Successor Trustee also reserves the right to reopen the bidding or republish and sell said Real Property at his option. The Beneficiary may become the purchaser at the sale. The Successor Trustee reserves the right to conduct the sale by or through his

agents or attorneys acting in his place or stead, including the use of an auctioneer. The Successor Trustee may sell the above described real property together as a whole or in lots, parcels, or tracts, as announced at the sale, and no such successive sales shall exhaust the power of sale. The aforesaid sale may be postponed to a later date by oral announcement at the time and place of the published sale or cancelled without further written notice or publication. THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT THE DEBT AND ANY INFORMATION OBTAINED AS A RESULT WILL BE USED FOR THAT EXPRESS PURPOSE ONLY. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

This the 1st day of October, 2018, /s/ Joshua R. Holden  
Joshua R. Holden, Successor Trustee  
Winchester, Sellers, Foster & Steele, P.C.  
P.O. Box 2428  
Knoxville, TN 37901  
(865) 637-1980  
Publication Dates: October 3, 10 and 17, 2018  
27647 W3t10-17

## Yard Sales

### Yard & Estate Sales

## MULTI-FAMILY YARD SALE

Thurs. & Fri.

at the home of

Amy Rhody

356 Riley Ave.

Rain or Shine

#### BIG 3 FAMILY GARAGE SALE

530 W. Main near Hospital  
October 11 - 13  
Antique tables, lamps & shades, patio table, lots of nice knick knacks, lots of clothing, Halloween & Christmas decorations.

## Huge Estate

### Yard Sale

1029 Holiday Haven Rd

Thursday thru Saturday

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GET THE WORD OUT about your next auction! Save Time & \$\$\$ One Call For All. Your ad can appear in this newspaper + 95 other TN newspapers. For more info, contact this newspaper's classified dept. or call 931-905-4465.	For Sale SAWMILLS from only \$4397.00-MAKE & SAVE MONEY with your own bandmill- Cut lumber any dimension. In stock ready to ship! FREE Info/DVD: www.NorwoodSawmills.com 800 567-0404 Ext.300N	Internet Earthlink High Speed Internet. As Low As \$14.95/month (for the first 3 months.) Reliable High Speed Fiber Optic Technology. Stream Videos, Music and More! Call Earthlink Today 1-888-337-9611
Cable / Satellite TV DISH TV \$59.99 For 190 Channels \$14.95 High Speed Internet. Free Installation, Smart HD DVR Included, Free Voice Remote. Some restrictions apply. Call 1-844-274-6074	Health / Beauty Lung Cancer? And Age 60+? You And Your Family May Be Entitled To Significant Cash Award. 866-590-3496 for Information. No Risk. No Money Out Of Pocket.	Miscellaneous DONATE YOUR CAR TO CHARITY! FAST FREE PICKUP-24 HR RESPONSE! Help Children in Need, Support Breast Cancer Education/Prevention or Veterans. Tax Deduction 866-559-9602
SPECTRUM TRIPLE PLAY TV, Internet & Voice for \$29.99 ea. 60 MB per second speed. No contract or commitment. We buy your existing contract up to \$500! 1-855-710-8320	DENTAL INSURANCE. Call Physicians Mutual Insurance Company for details. NOT just a discount plan, REAL coverage for 350 procedures. 844-278-8285 or http://www.dental50plus.com/tnpress Ad# 6118	Wanted to Buy or Trade FREON R12 WANTED: CERTIFIED BUYER will PAY CASH for R12 cylinders or cases of cans. (312) 291-9169; www.refrigerantfinders.com
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Divorce - Services Affordable DIVORCE with or without children pro se \$85.00. Includes child support, property settlement and name change agreements. Credit cards, bank debit cards accepted. Call 865-424-1414	Help Wanted RECRUITING HEADACHES? We Can Help! Advertise your job opening in this newspaper +94 newspapers across the state of Tennessee One Call / Email for All! Contact our classified department or email bmoats@tnpress.com	

## Jobs

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Small company needs Class A DCDL Driver with good record. Start tomorrow 615-374-3385

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## Help wanted

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Contact Steve 615-642-9126

## Real Estate

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All residential real estate for sale, rent or financing advertised in this newspaper is subject to the Federal Fair Housing Act of 1968 as amended which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin or intention to make any such preferences, limitations or discriminations. This newspaper will not knowingly accept any advertising for residential real estate for sale, rent or financing which is in violation of this law. All persons are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. If you find an advertisement that you believe violates the Fair Housing Act or if you experience discrimination on the basis of race, color, religion, sex, handicap, familial status, the presence or expected presence of children under 18 in a household or national origin in seeking an apartment, house, homeowner's insurance or a mortgage loan, please call the TN Fair Housing Council at 1-800-254-2166.

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Crane Interiors

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www.crane-interiors.com

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