

SMITHVILLE

CLASSIFIEDS

October 17, 2018

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Public Notices

Debtors Creditors

**DeKALB COUNTY CHANCERY COURT, PROBATE DIVISION**  
**NOTICE TO CREDITORS**  
ESTATE OF LINDA GAIL ARMOUR, DECEASED  
Notice is hereby given that on the 11th day of October, 2018, Letters of Administration in respect to the estate of Linda Gail Armour, deceased, who died September 21, 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 decedent's date of death.

This the 11th day of October, 2018.  
DAVID KILGORE, Administrator  
MARGIE R. MILLER, Attorney  
DEBRA MALONE, Clerk and Master  
27717 W2t10-24

**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 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): LNVN 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; and 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 power 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, Ste 310  
Atlanta, GA 30341  
PH: 404-789-2661 FX: 404-294-0919  
File No.: 18-11595 FC01 27644 W3t10-17

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 February 15, 2013, and the Deed of Trust of even date securing the same, recorded March 4, 2013, in Book No. 354, at Page 679 and re-recorded on September 24, 2018, in Book No. 434, at Page 204, in Office of the Register of Deeds for DeKalb County, Tennessee, executed by Christopher L. Johnson, conveying certain property therein described to First American Title Insurance Company as Trustee for JPMorgan Chase Bank, N.A.; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Bayview Loan Servicing, LLC.  
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 Bayview Loan Servicing, LLC, will, on November 14, 2018 on or about 10:00 AM, at the DeKalb County Courthouse, Smithville, Tennessee, 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 DeKalb County, Tennessee, and being more particularly described as follows:  
Situated in the 9th Civil District of DeKalb County, Tennessee, described as follows: Beginning on A.J. Waggoner's corner and running North 150 yards to a stake in Muddy Hollow; thence with Muddy Hollow 1500 yards to a rock; thence East 40 yards to the beginning, and containing 1.05 acres, more or less.  
ALSO DESCRIBED AS  
The following is a description of the Christopher L. Johnson property boundary located at 2175 Midway Road in the 9th Civil District of DeKalb County, Tennessee. (Reference Tax Control Map 065 Parcel 043.00 and Record Book 249 Page 17)  
Beginning at a 1/2" iron rod (old) in the northern margin of Midway Road (being a 50' wide public right-of-way) being the southwest corner of this described property boundary and the southeast corner of Tressa P. Banks Wauford (DB 428 PG 83) and being located N 75°14'36" E a distance of 363.05' from the point of intersection of the centerlines of Midway Road and Page Drive; thence leaving Midway Road and going with the Wauford property N 12°27'41" W a distance of 156.97' to a 1/2" iron rod (old); thence N 08°59'47" W a distance of 77.80' to a 1/2" iron rod (old); thence N 03°58'53" E a distance of 17.45' to a 40' oak tree; thence N 21°06'26" E a distance of 173.02' to a 1/2" iron rod (old); thence N 22°06'08" E a distance of 79.40' to a 16" iron rod (old) in a fence being the northwest corner of this described property boundary, the northeast corner of Wauford, and a point in the southern line of Mark D. Cantrell (DB 364 PG 563); thence leaving Wauford and going with the Mark Cantrell property and a fence S 64°54'03" E a distance of 120.32' to a 6" wood fence post (old) heing the northeast corner of this described property boundary, the southeast corner of Mark Cantrell, and a point in the western line of Johnny Alton Cantrell (DB 364 PG 561); thence leaving Mark Cantrell and the fence and going with the property of Johnny Cantrell and the property of Fay Cantrell (DB 132 PG 77) S 04°32'33" W a distance of 446.86' to a 1/2" iron rod (old) in the northern margin of Midway Road being the southeast corner of this described property boundary and the southwest corner of Fay Cantrell; thence leaving Fay Cantrell and going with the Midway Road right-of-way and a curve turning to the left with an arc length of 121.82'; a radius of 915.14'; a chord hearing of N 83°24'08" W, and a chord length of 121.73' to the point of beginning, having an area of 1.66 acres, more or less, as surveyed by Brian McMeans R.L.S. #2645 of Global Surveying, LLC on June 22, 2018.  
This survey is subject to any and all right-of-ways,

easements, exceptions, setbacks, and/or restrictions, recorded and unrecorded, which may affect this property.  
This survey was completed using the latest recorded property deeds at the date of this survey.  
This survey does not represent a title search or a guarantee of title and was completed without the benefit of an abstract of title.  
ALSO KNOWN AS: 2175 Midway Road, Smithville, TN 37166  
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:  
CHRISTOPHER L. JOHNSON  
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 for a period of two weeks. In such situations, notices will be mailed to interested parties of record. W&A No. 329153 DATED October 9, 2018  
WILSON & ASSOCIATES, P.L.L.C., Successor Trustee  
W&A No. 329153 3 27715 W3t10-31

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.: 0321-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

8:00 a.m. to 4:00 p.m.  
**162 Hickory Lane**  
(Off Golf Club Lane)  
*Early birds pay double!*  
  
• Collectibles  
• Tons of Christmas Items – many new in packages  
• Kitchen and baking items  
• Ladies Handbags  
• Women's Winter Clothing sizes 14 through 3X (Many new with tags)  
• Women's Shoes sizes 9M and 10M (Some never worn)  
• Women's Coats and Jackets  
• Scarves and Accessories  
• Jewelry  
• Craft Supplies  
• Furniture  
• Glassware  
• Make-up and Toiletries  
• Frames  
• DVD's  
• Bedding sets  
• Pet Supplies and Halloween Costumes

5 FAMILY BASEMENT SALE

OCT. 18 & 19  
8:00a.m. till ?  
*Home of Danny Pirtle*  
**1555 Jacobs Pillar Rd. Smithville**

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The DeKalb County Board of Education will accept bids until **10:00 a.m., Tuesday, October 30, 2018.**

Combi Oven

The DeKalb County Board of Education reserves the right to reject any and all bids.

STATEWIDE CLASSIFIED ADS

Reaching more than 979,000 Readers Every Week!

For placement information, contact this newspaper's classified advertising department.

<b>Auctions</b> 1500+ total lots selling at PUBLIC AUCTION throughout the month of October to include Municipal Vehicles, Equipment, Firearms, Boats, Gov't Surplus, ATV's, Motorcycles and more. View Auctions and Dates at SoldonCompass.com	<b>Cable / Satellite TV</b> DIRECTV SELECT PACKAGE! Over 150 Channels, ONLY \$35/month (for 12 mos.) Order Now! Get a \$100 AT&T Visa Rewards Gift Card (some restrictions apply) CALL 1-844-230-4803	<b>Help Wanted - Drivers</b> NEW STARTING BASE PAY - .50 cpm w/ option to make .60 cpm for Class A CDL Flatbed Drivers, Excellent Benefits, Home Weekends, Call 800-648-9915 or www.boydandsons.com
<b>Health / Beauty</b> 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.	<b>Internet</b> 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	
<b>OXYGEN</b> -Anytime. Anywhere. No tanks to refill. No deliveries. The All-New Inogen One G4 is only 2.8 pounds! FAA approved! FREE info kit: 844-280-2602	<b>AT&amp;T Internet.</b> Get More For Your High-Speed Internet Thing. Starting at \$40/month w/12-mo agmt. Includes 1 TB of data per month. Ask us how to bundle and SAVE! Geo & svc restrictions apply. Call us today 1-877-666-0452	
<b>DENTAL INSURANCE.</b> 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	<b>Wanted to Buy or Trade</b> FREON R12 WANTED: CERTIFIED BUYER will PAY CASH for R12 cylinders or cases of cans. (312) 291-9169; www.refrigerantfinders.com	
<b>Cable / Satellite TV</b> DISH TV \$59.99 For190 Channels \$14.95 High Speed Internet. Free Installation, Smart HD DVR Included, Free Voice Remote. Some restrictions apply. Call 1-844-274-6074	<b>Wireless Service</b> AT&T Unlimited Talk and Text. Get a new device every year with AT&T NEXT! Call us today 1-866-331-5929	
<b>SPECTRUM TRIPLE PLAY TV, Internet &amp; Voice</b> 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	<b>Help Wanted</b> 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	<b>Advertise Throughout Tennessee</b> YOUR LOW COST ADVERTISING Solution! One call & your 25 word ad will appear in 95 Tennessee newspapers for \$275/wk or 42 Middle TN newspapers for \$120/wk. Call this newspaper's classified advertising dept. or go to www.tnadvertising.biz.

ADVERTISEMENT FOR BIDS

Sealed bids for **Bathroom Renovations and Roofing at Developments TN068-001, -002, -003 and -007** will be received by Smithville Housing Authority, 415 Jackson Street, Smithville, Tennessee 37166 on **Tuesday, November 6, 2018 at 11:00 a.m.** and then at said office of the Executive Director publicly opened and read aloud. Prior to the opening of the envelope, the names of all contractors listed shall be read aloud and incorporated into the bid. **Estimated construction cost is between \$265,000.00 and \$300,000.00.**

The plans, specifications, and other contract documents may be examined at the following locations:

Cauthen & Associates, LLC 2908 Elm Hill Pike Nashville, Tennessee 37214	Nashville Office of Minority Business Enterprise Dodge Data & Analytics ConstructConnect Builders Exchange of Tennessee
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Prospective bidders may obtain copies of the Contract Documents at the office of Cauthen & Associates, LLC, 2908 Elm Hill Pike, Nashville, TN 37214. A deposit of \$200.00 is required for one set of Bidding Documents. All bid deposit checks or drafts shall be made **payable to Cauthen & Associates, LLC.** Requirements for bid deposit refunds can be found in the expanded Advertisement for Bids bound within the Project Manual.

All bidders must be licensed Contractors as required by the Contractors Licensing Act of 1994 (TCA Title 62, Chapter 6) of the General Assembly of the State of Tennessee. All bidders shall provide evidence of a license in the appropriate classification before a bid can be considered. Reference is made to the Instructions to Bidders for Contracts contained in the Project Manual for further bidding information.

The right is reserved to reject any or all bids or to waive any informalities in the bidding. No bidder may withdraw his bid within 60 days after the actual date of the opening thereof.

**Walk Through and Prebid Conference**  
At 11:00 a.m. on **Thursday, October 25, 2018**, a prebid conference will be held at the administrative office of **Smithville Housing Authority, 415 Jackson Street**, Smithville, Tennessee, for the purpose of answering questions bidders may have and to consider any suggestions they may wish to make concerning the project. Immediately following the prebid conference, a walk-through of the project(s) will be held by the Owner. All contractors are recommended to attend this walk-through and prebid conference.

SMITHVILLE HOUSING AUTHORITY  
  
By: Sharon Prater, Executive Director  
Date: October 17, 2018  
October 24, 2018