

Public Notices

Debtors Creditors

DeKALB COUNTY CHANCERY COURT, PROBATE DIVISION

NOTICE TO CREDITORS

ESTATE OF MAGALENE ERVIN DUTTON, DECEASED

Notice is hereby given that on the 5th day of March, 2018, Letters Testamentary in respect to the estate of Magalene Ervin Dutton, deceased, who died December 25, 2017, 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 March, 2018,

FAYE MCCORMICK, Executrix
J. HILTON CONGER, Attorney
DEBRA MALONE, Clerk and Master

25416 W2t3-21

DeKALB COUNTY CHANCERY COURT, PROBATE DIVISION

NOTICE TO CREDITORS

ESTATE OF PHILIP G. VANVRANKEN, DECEASED

Notice is hereby given that on the 5th day of March, 2018, Letters Testamentary in respect to the estate of Philip G. VanVranken, deceased, who died October 17, 2017, 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 March, 2018,

ZACHARY PHILIP VANVRANKEN, Executor
SUE N. PUCKETT-JERNIGAN, Attorney
DEBRA MALONE, Clerk and Master

25414 W2t3-21

DeKALB COUNTY CHANCERY COURT, PROBATE DIVISION

NOTICE TO CREDITORS

ESTATE OF MARCUS EDWARD BOYD, DECEASED

Notice is hereby given that on the 8th day of March, 2018, Letters Testamentary in respect to the estate of Marcus Edward Boyd, deceased, who died January 18, 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 8th day of March, 2018,

JOYCE BOYD, Executrix
CHADWICK J. HAYES, Attorney
DEBRA MALONE, Clerk and Master

25627 W2t3-21

Foreclosures

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, DEKALB COUNTY

WHEREAS, Shayne A. Judkins and wife, Natasha G. Judkins executed a Deed of Trust to Wilson Bank & Trust, Lender and Randall Clemons, Trustee(s), which was dated July 14, 2006 and recorded on July 19, 2006 in Book 246, Page 898, 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, U.S. Bank National Association, (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 April 4, 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 6th Civil District of DeKalb County, Tennessee, described as follows: Beginning at a steel post at the southwest corner property line with Keltonburg Road and Raymond Road; thence North 110 feet along Raymond Road to a well; thence East 128 feet southeast to a steel post; thence North 31 feet to a steel post; thence East 99 feet to a steel post; thence

North 70 feet to a steel post; thence East 205 feet to a steel post; thence South 180 feet to a steel post at Keltonburg Road; thence West 461 feet along Keltonburg Road to the point of beginning. Said barn shall be retained to be the property of the grantors herein, with the property lines referenced above to allow for ingress and egress by the grantors herein.

Being the same lands described in a conveyance from Shana Judkins to Shane Judkins, of record in Record Book 223, page 123, Register's Office, DeKalb County, Tennessee.

Shane Judkins and Shayne A. Judkins are one and the same person.

Parcel ID Number: 073G-F-005.00-000

Address/Description: 645 Keltonburg Road, Smithville, TN 37166.

Current Owner(s): Shane

Judkins.

Other Interested Party(ies): 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

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Foreclosures

NOTICE OF FORECLOSURE SALE

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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, U.S. Bank National Association, (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

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