

# CLASSIFIEDS

## Public Notices

### Debtors Creditors

DeKALB COUNTY CHANCERY COURT, PROBATE DIVISION, NOTICE TO CREDITORS

ESTATE OF RICK STEVENS LOEHRIG, DECEASED  
Notice is hereby given that on the 25th day of April, 2018, Letters of Administration in respect to the estate of Rick Stevens Loehrig, deceased, who died December 18, 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:

(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 25th day of April, 2018.

BRooke LOEHRIG, Administratrix  
PAIGE LOEHRIG, Co-Administratrix  
NOLAN GOOLSBY, Attorney  
DEBRA MALONE, Clerk and Master

25266 W2t5-9

### DeKALB COUNTY CHANCERY COURT, PROBATE DIVISION

#### NOTICE TO CREDITORS

ESTATE OF ROBERT A. PAGE, DECEASED

Notice is hereby given that on the 16th day of April, 2018, Letters Testamentary in respect to the estate of Robert A. Page, deceased, who died April 2, 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 16th day of April, 2018.

MELLISSA LEAVER, Executrix  
BRANDON S. GRIFFIN, Attorney  
DEBRA MALONE, Clerk and Master

25621 W2t5-9

### Foreclosures

#### AMENDED NOTICE OF SUBSTITUE TRUSTEE'S SALE

WHEREAS, on September 1, 2016, FREDDY BLAIR and wife, DENISE BLAIR, executed a Deed of Trust to Kristin Sparks, Trustee for David Clouse for a certain indebtedness, which Deed of Trust was recorded in Record Book 400, Page 623, in the Register's Office for DeKalb County, Tennessee and was subsequently assigned to MTFN, Inc., on September 1, 2016 as evidenced by the Assignment of Mortgage Deed of Trust found recorded in Record Book 400, Page 626, in the Register's Office for DeKalb County, Tennessee; and,

WHEREAS, default having been made in the payment of the indebtedness, I, WILLIAM D. MITCHELL, Substitute Trustee, by virtue of instrument recorded in the Register's Office for DeKalb County, Tennessee, will on Friday, May 25, 2018 at 1:00 p.m. at the East Door of the DeKalb County Courthouse in Smithville, Tennessee, sell to the highest and best bidder, for cash, the property located in the Ninth (9th) Civil District of DeKalb County, Tennessee, described in the Deed of Trust as follows:

Being Lot No. 17, Final Plat of "The Falls at Center Hill," Phase 1, as shown by plat of record in Plat Book 1, page 423, of the Register's Office of DeKalb County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

The afore-described property is subject to the "Declaration of Protective Covenants, Conditions and Restrictions for The Falls at Center Hill" as found recorded in Book 274, Page 77 in the Register's Office for DeKalb County, Tennessee and as amended by the Agreed Order as found recorded in RB: 397, page 568 and the Supplemental Order as found recorded in RB: 397, page 566 in the Register's Office for DeKalb County, Tennessee.

Reference is further made to County property tax map 047J, Group A, Parcel 031.00 in the Tax Assessor's Office for DeKalb County, Tennessee and said property is located at 214 Shiloh Lane, Smithville, Tennessee 37166.

Said sale will be bar of equity and right of redemption, homestead, dower and all other exemptions. The sale will also be made subject to the payment of all unpaid taxes. The proceeds derived from said sale will be applied to the payment of the costs and charges of the sale and the indebtedness set forth in the Deed of Trust.

The sale held pursuant to this Notice

may be rescinded by the Substitute Trustee or adjourned the day of sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

Interested parties: Pioneer Credit Company  
104 West Walnut Street  
Smithville, TN 37166

Said property is subject to a Notice of Federal Tax Lien in favor of the United States, of record in RB301, Page 306, in the Register's Office for White County, Tennessee. Notice of said sale required by 26 U.S.C. 7425(b) to be given to the United States has been timely given, and said sale will be subject to the right of the United States to redeem such property, as provided in U.S.C. 7425(d)(1).

This the 6th day of April, 2018.

WILLIAM D. MITCHELL  
Substitute Trustee

25618 W3t5-2

### CHANCERY COURT LAND SALE

By virtue of a decree of the Chancery Court of DeKalb County, Tennessee, in the case of:

IN THE MATTER OF THE CONSERVATORSHIP OF STELLA L. MILLER  
DOCKET NO. 2017CN2  
SANDI CANNON, conservator

Pursuant to an order filed on the 5th day of March, 2018 with the DeKalb County Chancery Court, I will on the 2nd day of June, 2018 at 10:00 a.m. (Central Standard Time), with the assistance of Tays Auction and Realty, sell to the highest and best bidder the real property of Stella Miller. The sale will be held on the premises with online bidding offered at [www.taysauctions.com](http://www.taysauctions.com).

Said lands are situated in the 1st Civil District of DeKalb County, Tennessee, and described as follows: Being Map 17-Parcel 12.00, located at 1745 Poplar Flat Road, Silver Point, Tennessee. Being the same lands described in a conveyance dated August 14, 1970 from Thomas C. Florida and wife, Della W. Florida to Donald C. Miller and wife, Stella L. Miller, as recorded in Deed Book G4, page 856-858, Register's Office, DeKalb County, Tennessee.

TERMS OF THE SALE ARE: Successful bidder shall pay twenty percent (20%) of the bid price on the day of the sale with the balance being due and payable ten (10) days from the date of confirmation by the Court. The buyer will be responsible for the 2018 property taxes.

This the 19th day of April, 2018.

DEBRA MALONE, SPECIAL COMMISSIONER  
615-597-4360  
Tays Realty and Auction, LLC, auctioneer  
Ashley Waters, attorney for conservator

25839 W3t5-9

### NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, DEKALB COUNTY  
WHEREAS, Irene Powell Hudson and Steven A. Hegg executed a Deed of Trust to Branch Banking

and Trust Company, Lender and BB&T Collateral Service Corporation, Trustee(s), which was dated August 6, 2003 and recorded on August 29, 2003 in Book 183, Page 291, DeKalb County, Tennessee Register of Deeds, subsequently modified by a Loan Modification Agreement recorded August 25, 2008 in Book 291, Page 257 DeKalb County, Tennessee Registry 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, Branch Banking and Trust Company, (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 May 15, 2018, at 12:00PM 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 Fifteenth Civil District of DeKalb County, Tennessee, and being designated as Lot 16, COVE HOLLOW BAY SUBDIVISION, Section II, as shown on the plat of same of record in Plat Cabinet 1, Page 224-C, in the Register's Office for DeKalb County, Tennessee, and as shown on the map of record in Plat Cabinet 1, Page 224-C - 226, in the Register's Office for DeKalb County, Tennessee.

Being the same property conveyed to Irene P. Hudson and Steven A. Hegg by warranty deed from Waterfront Group, Inc., which appears of record in Record Book 183, Page 288, in the Register's Office for DeKalb County, Tennessee. Parcel ID Number: 019L A 08300

Address/Description: Cove Hollow Bay, Lot 16, Phase II, Lancaster, TN 38569.

Current Owner(s): Irene P. Hudson and Steven A. Hegg. Other Interested Party(ies): Cove Hollow Bay HOA. 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.

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.: 18-03372 FC01  
25603 W3t5-2

### NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, DEKALB COUNTY

WHEREAS, William S. Johnson and Sheri L. Johnson executed a Deed of Trust to SunTrust Mortgage, Inc., Lender and Larry A. Weissman, Trustee(s), which was dated March 23, 2006 and recorded on March 27, 2006 in Book 240, Page 339, DeKalb County, Tennessee Register of Deeds, subsequently modified by a Loan Modification Agreement recorded November 8, 2013 in Book 363, Page 784 DeKalb County, Tennessee Registry 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, SunTrust Bank, (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 May 22, 2018, at 12:00PM 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 designated as Lot 106, HURRICANE POINT SUBDIVISION, Section III, as shown on the plat of same of record in Plat Slide 274, in the Register's Office for DeKalb County, Tennessee, to which plat specific reference is hereby made for a more particular description of said lot.

The property herein conveyed is subject to restrictive covenants which are recorded in Record Book 139, Page 929, as Supplemented in Record Book 158, Page 921 and Record Book 162, Page 790, in the Register's Office for DeKalb County, Tennessee, and as shown on the map of record in Plat Cabinet 1, Page 224-C - 226, in the Register's Office for DeKalb County, Tennessee.

Being the same property conveyed to Irene P. Hudson and Steven A. Hegg by warranty deed from Waterfront Group, Inc., which appears of record in Record Book 183, Page 288, in the Register's Office for DeKalb County, Tennessee. Parcel ID Number: 019L A 08300

Address/Description: Cove Hollow Bay, Lot 16, Phase II, Lancaster, TN 38569.

Current Owner(s): Irene P. Hudson and Steven A. Hegg. Other Interested Party(ies): Cove Hollow Bay HOA. 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.

### NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, DEKALB COUNTY

WHEREAS, William S. Johnson and Sheri L. Johnson executed a Deed of Trust to SunTrust Mortgage, Inc., Lender and Larry A. Weissman, Trustee(s), which was dated March 23, 2006 and recorded on March 27, 2006 in Book 240, Page 339, DeKalb County, Tennessee Register of Deeds, subsequently modified by a Loan Modification Agreement recorded November 8, 2013 in Book 363, Page 784 DeKalb County, Tennessee Registry 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, SunTrust Bank, (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 May 22, 2018, at 12:00PM 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 designated as Lot 106, HURRICANE POINT SUBDIVISION, Section III, as shown on the plat of same of record in Plat Slide 274, in the Register's Office for DeKalb County, Tennessee, to which plat specific reference is hereby made for a more particular description of said lot.

The property herein conveyed is subject to restrictive covenants which are recorded in Record Book 139, Page 929, as Supplemented in Record Book 158, Page 921 and Record Book 162, Page 790, in the Register's Office for DeKalb County, Tennessee, and as shown on the map of record in Plat Cabinet 1, Page 224-C - 226, in the Register's Office for DeKalb County, Tennessee.

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property situated in DeKalb County, Tennessee, to wit: Situated in the Ninth Civil District of DeKalb County, Tennessee, and being designated as Lot 106, HURRICANE POINT SUBDIVISION, Section III, as shown on the plat of same of record in Plat Slide 274, in the Register's Office for DeKalb County, Tennessee, to which plat specific reference is hereby made for a more particular description of said lot.

The property herein conveyed is subject to restrictive covenants which are recorded in Record Book 207, Page 888, and as amended in Record Book 211, Page 791 and Record Book 222, Page 670, in the Register's Office for DeKalb County, Tennessee. Being a portion of the property conveyed to William S. Johnson and wife, Sheri L. Johnson by warranty deed from Waterfront Group Tennessee, LLC, which appears of record in Record Book 240, Page 335, in the Register's Office for DeKalb County, Tennessee.

### NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, DEKALB COUNTY

WHEREAS, William S. Johnson and Sheri L. Johnson executed a Deed of Trust to SunTrust Mortgage, Inc., Lender and Larry A. Weissman, Trustee(s), which was dated March 23, 2006 and recorded on March 27, 2006 in Book 240, Page 339, DeKalb County, Tennessee Register of Deeds, subsequently modified by a Loan Modification Agreement recorded November 8, 2013 in Book 363, Page 784 DeKalb County, Tennessee Registry 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, SunTrust Bank, (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 May 22, 2018, at 12:00PM 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 designated as Lot 106, HURRICANE POINT SUBDIVISION, Section III, as shown on the plat of same of record in Plat Slide 274, in the Register's Office for DeKalb County, Tennessee, to which plat specific reference is hereby made for a more particular description of said lot.

The property herein conveyed is subject to restrictive covenants which are recorded in Record Book 207, Page 888, and as amended in Record Book 211, Page 791 and Record Book 222, Page 670, in the Register's Office for DeKalb County, Tennessee. Being a portion of the property conveyed to William S. Johnson and wife, Sheri L. Johnson by warranty deed from Waterfront Group Tennessee, LLC, which appears of record in Record Book 240, Page 335, in the Register's Office for DeKalb County, Tennessee.

Being a portion of the property conveyed to William S. Johnson and wife, Sheri L. Johnson by warranty deed from Waterfront Group Tennessee, LLC, which appears of record in Record Book 240, Page 335, in the Register's Office for DeKalb County, Tennessee.

Address/Description: Lot 106 Hurricane Pointe, Smithville, TN 37166

Current Owner(s): William S. Johnson and wife, Sheri L. Johnson  
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 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.: 18-04383 FC01  
25804 W3t5-9

### NOTICE OF FORECLOSURE

WHEREAS, by Deed of Trust dated September 24, 2010, of record in Record Book 321, page 289, Register's Office of DeKalb County, Tennessee, Dwayne Webb, AKA Carl Dwayne Webb, did convey unto T. Mike Estes, as Trustee, a certain tract of real estate hereinafter described, to secure a certain indebtedness set out in said Deed of Trust; and

WHEREAS, FARM CREDIT MID-AMERICA, FLCA, A/K/A FARM CREDIT SERVICES OF MID-AMERICA, FLCA, is the owner and holder of the note secured by said Deed of Trust hereinabove referred to; and

### NOTICE OF FORECLOSURE

STATE OF TENNESSEE, DEKALB COUNTY

WHEREAS, William S. Johnson and Sheri L. Johnson executed a Deed of Trust to SunTrust Mortgage, Inc., Lender and Larry A. Weissman, Trustee(s), which was dated March 23, 2006 and recorded on March 27, 2006 in Book 240, Page 339, DeKalb County, Tennessee Register of Deeds, subsequently modified by a Loan Modification Agreement recorded November 8, 2013 in Book 363, Page 784 DeKalb County, Tennessee Registry 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, SunTrust Bank, (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 May 22, 2018, at 12:00PM 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 designated as Lot 106, HURRICANE POINT SUBDIVISION, Section III, as shown on the plat of same of record in Plat Slide 274, in the Register's Office for DeKalb County, Tennessee, to which plat specific reference is hereby made for a more particular description of said lot.

The property herein conveyed is subject to restrictive covenants which are recorded in Record Book 207, Page 888, and as amended in Record Book 211, Page 791 and Record Book 222, Page 670, in the Register's Office for DeKalb County, Tennessee. Being a portion of the property conveyed to William S. Johnson and wife, Sheri L. Johnson by warranty deed from Waterfront Group Tennessee, LLC, which appears of record in Record Book 240, Page 335, in the Register's Office for DeKalb County, Tennessee.

Being a portion of the property conveyed to William S. Johnson and wife, Sheri L. Johnson by warranty deed from Waterfront Group Tennessee, LLC, which appears of record in Record Book 240, Page 335, in the Register's Office for DeKalb County, Tennessee.

Address/Description: Lot 106 Hurricane Pointe, Smithville, TN 37166

Current Owner(s): William S. Johnson and wife, Sheri L. Johnson  
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 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-

a right of way marker located 20.92 feet left of centerline station 309+43.34; thence with the north right of way line of Seven Springs Road north 88 degrees 00 minutes 32 seconds west 179 feet, more or less, feet to the Point of BEGINNING. Containing 0.127 acres, more or less.

WHEREAS, said Deed of Trust was made to secure the payment of a note therein set out and contained the power to sell in the case of default in the payment of said note and interest at maturity; and

WHEREAS, the maker of said note has defaulted in the payment thereof, and the owner and holder of said note has declared the entire amount due and payable and has requested the undersigned to foreclose said Deed of Trust according to its terms in order to collect said note.

NOW, THEREFORE, I, the undersigned, W. ANDREW BOBO, SUBSTITUTE TRUSTEE will, in accordance with the terms set out in the Deed of Trust above referred to, on June 15, 2018, at 11:00 A.M., at the door of the DeKalb County Courthouse, offer for sale and sell the above-described real estate at public auction to the highest and best bidder for cash in bar of equity of redemption and free from homestead and dower, all in accordance with the provisions of said Deed of Trust and the laws of Tennessee controlling such sales, subject, however, to all outstanding real estate taxes; any applicable easements and restrictions; and prior liens or mortgages, if any

Other interested parties: Internal Revenue Service  
Said property may be sold as a whole or by individual lots or tracts or groups of lots or tracts at the discretion of the Substitute Trustee.

The right is reserved to adjourn the day of the sale to another day and time certain without further publication and in accordance with law upon announcement of said adjournment on the day and time and place of sale set forth above.

The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the Substitute Trustee, be cause for rejection of the bid, and if the bid is rejected, the Substitute Trustee shall have the option of making the sale to the next highest bidder who is ready, willing, and able to comply with the terms thereof. The proceeds derived from the sale of the property will be applied as provided for in said Deed of Trust. Said Deed of Trust is made a part hereof as if copied verbatim herein.

This sale of the Property shall be subject to any and all taxes, easements, restrictions, building lines, and assessments (plus penalty and interest, if any), and any redemptive rights of any governmental agency, State or Federal (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust, as well as any priority created by fixture filing, and any applicable City and/or County zoning ordinances as now affect or as may later affect the parcel. 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 the applicable governmental right to redeem the property, all as required by 26 U.S.C. 7425 and T.C.A. 67-1-1433.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

The address of the property is known as 6639 McMinnville Highway, Smithville, Tennessee 37166, but such address is not part of the legal description of the property sold herein, and in the event of any discrepancy, the legal description herein shall control. This property is further identified as being Map 95, Parcel 33.00 on the records of the Tax Assessor of DeKalb County, Tennessee.

THIS