

with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded only by the Substitute Trustee at any time. If the Substitute Trustee rescinds the sale, the purchaser shall only be entitled to a return of any money paid towards the purchase price and shall have no other recourse. Once the purchaser tenders the purchase price, the Substitute Trustee may deem the sale final in which case the purchaser shall have no remedy. The real property will be sold AS IS, WHERE IS, with no warranties or representations of any kind, express or implied, including without limitation, warranties regarding condition of the property or marketability of title. This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose. Shapiro & Ingle, LLP Substitute Trustee 10130 Perimeter Parkway, Suite 400 Charlotte, NC 28216 Phone: (704) 333-8107 Fax: (704) 333-8156 www.auction.com File No. 18-115482 26263 W3t6-13

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on June 26, 2018 at 1:00PM local time, at the south side door, Warren County Courthouse, 111 South Court Square, McMinnville, Tennessee pursuant to Deed of Trust executed by Troy Warner and Rebecca Warner, to John D. Barry Tarrant, Trustee, as trustee for Mortgage Electronic Registration Systems, Inc. as nominee for New Penn Financial, LLC on October 24, 2011 at Book 287, Page 304, Instrument No. 113177; conducted by Shapiro & Ingle, LLP, having been appointed Substitute or Successor Trustee, all of record in the Warren County Register's Office. Default has occurred in the performance of the covenants, terms, and conditions of said Deed of Trust and the entire indebtedness has been declared due and payable. Party Entitled to Enforce the Debt: Wells Fargo Bank, NA, its successors and assigns. The following real estate

located in Warren County, Tennessee, will be sold to the highest call bidder: Described property located at Warren County, Tennessee, to wit: A CERTAIN TRACT or parcel of land situated in the Ninth Civil District of Warren County, Tennessee, and described as follows, to-wit: BEGINNING on a point in the southern edge of the Smartt Station Road, the same point being the northwest corner of the subject tract and the northeast corner of Griffith; thence S 2 deg. W, 790 feet with an existing fence row and with Griffith and Kellebrew to an existing corner and fence row in the line of Kellebrew and Hattaway; thence N 76 de g. E, 150 feet to a steel fence post and the same being in an existing fence row of Hattaway; thence N 2 deg. E, 698 feet and severing the land of Foster to a steel fence post in the southern margin of the Smartt Station Road; thence with the southern margin of the Smartt Station Road N 68 deg. W, 150 feet to the point of BEGINNING and containing 2.4 acres more or less. Being the same property conveyed to Troy Warner and wife, Rebecca Warner by Warranty Deed from Tommy L. King and wife, Briget M. King dated October 24, 2011 and recorded in Book 287, Page 302 in the Register's Office for Warren County, Tennessee. Being the same property conveyed to Tommy L. King and wife, Briget M. King by Warranty Deed from Tommy Foster and wife, Kay Foster dated June 11, 1998 and recorded in Book 300, Page 568 in the Register's Office for Warren County, Tennessee. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION. **The physical address of this property is: 1139 Smartt Station Road, Morrison, Tennessee, 37357** Street Address: 1139 Smartt Station Rd, Morrison, Tennessee 37357 Parcel Number: 078 047.09 Current Owner(s) of Property: Troy Warner and Rebecca Warner The street address of the above described property

is believed to be 1139 Smartt Station Rd, Morrison, Tennessee 37357, 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 sale is subject to, without limitation, all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory right of redemption of any governmental agency, state or federal; any prior liens or encumbrances including those created by a fixture filing or any applicable homeowners' association dues or assessments; all claims or other matters, whether of record or not, which may encumber the purchaser's title and any matter that an accurate survey of the premises might disclose. The following parties may claim an interest in the above-referenced property to be affected by the foreclosure: any judgment creditor or lien holder with an interest subordinate to the said Deed of Trust or any party claiming by, through, or under any of the foregoing. Such parties known to the Substitute Trustee may include: None. Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower to the extent disclaimed or inapplicable, and the rights of Troy Warner and Rebecca Warner, and those claiming through him/her/it/them. Any right of equity of redemption, statutory and otherwise, and homestead are waived in accord with the terms of 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. 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 Shapiro & Ingle, LLP. 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 returned 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

Yard Sales

Yard & Estate Sales

1007 Smithville Highway Thur., Fri., Sat. 8-?
Name brand men's and women's clothing, boy's toddler clothing, furniture, home decor, tools, and much more...GREAT DEALS!

3 FAMILY YARD SALE 30 Kingwood Drive
Rain or Shine
Thursday, Friday, Saturday, June 7th., 8th., 9th. 8:00am until ?
Too many items to list.

3 FAMILY YARD SALE June 7th & 8th. 6am - 4pm 236 Roosevelt Road
Clothes for all ages, kid toys, baby items, household items, & misc. furniture.

3 FAMILY YARD SALE Thursday & Friday 439 Pioneer Haven Road
Twin beds, dresser, dog crates, name brand Juniors, women, men clothes, household items, etc. To much too mention.

BIG YARD SALE 1075 Viola Road
Wed. 7th. 7am til 3pm
Antique table & 6 chairs, bicycles, large selection Vera Bradley, dog clothes, toys, cook books, craft books, new McKay shot gun shells 16 gauge, rifle shells, Sony surround sound speakers, old horse drawn plows, lamps, and much more.

BIG YARD SALE
Wed, Thurs., & Friday **2028 Robert Wilson Road**
7:30 till ?
First house on left.
Around corner from Sunny Hill Baptist Church off 287 N. from Centertown.

ESTATE GARAGE SALE 1430 Shelbyville Road
Friday & Saturday June 8th & 9th. 7am - ???
Cherry picker, carparks and accessories, women and men clothing, shoes, household items, DVD's, cassettes, Xmas items, collectible toys & much more.

GARAGE SALE
June 8th & 9th. **500 Clark Blvd.**
John Deer riding lawn mower, dog pen, mandolin, Cricut, housewares, clothing, toys.

GYPSY JUNK ANNUAL YARD SALE 305 West End Ave. McMinnville TN 37110
Wed, Thurs., & Fri June 6th, 7th, & 8th 8am - 4pm
Antiques from Kingsport, TN. Metals to furniture, vintage, etc., saw table & stands, small table & 4 chairs, modern 8 chairs, wrought iron table & umbrella, new & used comforters, bed skirts, all linens, European pillows, decorative pillows, apple picker, old wooden boxes, microwaves, glassware, twin headboards & bed skirts, etc., rugs, blankets, antique tri-school desk connected 3 together, lamps, metal antique bistro patio table, large wooden cabinet with shelves, antique fire proof filing cabinets, metal flower stands, quilts, rugs, jewelry, toys, children clothing up to 8 years old, adult men & women nice high end clothing, men's suits, shoes, hats, bags, ball bats, golf clubs, bathing suits, my size 2 jeans, chairs, banana plants, art all kinds. So much. Lots of home goods like new or new. All goods from non-smoking, pet free home. I have been able to look into all the boxes, etc. Better get it!! Love Junk...

YARD SALE 6/10/18 114 Park Ave.
YARD SALE 633 N. Spring Street
Thurs., Friday & Saturday Furniture, clothes, and lots of misc.

HUGE YARD SALE
Thursday, Friday, Saturday **1578 Old Nashville Hwy.**
Next to Packs Nursery. Children clothes, men, women, shoes, jewelry, purses, linens, M.K. purses. Too much to mention.

LARGE ESTATE SALE
Thurs. - Saturday 8am - 5pm
June 7th. - 9th. **478 N. Chancery Street**
Antiques, tools, guns, knives, glassware, toys, electronics, jewelry, housewares, linens, furniture.

MULTI FAMILY GARAGE SALE
Sat., June 9th. 7am rain or shine **295 Old Post Road**
To many items too mention.

YARD SALE 4 Family Purge
Thursday, Friday, Saturday **645 North Spring Street**
Jewelry, home decor, furniture, treadmill, brand name clothes, milk glass items, dining room set, 32 inch TV, vintage table with window top, hand crafted wishing well, and much more.

YARD SALE 6/10/18 114 Park Ave.
YARD SALE 633 N. Spring Street
Thurs., Friday & Saturday Furniture, clothes, and lots of misc.

YARD SALE
June 7th.-8th.- 9th. **Year of Accumulating Lots of Stuff 4662 Smithville Hwy.**
Before Valley Feed on right
Easy parking next door watch for signs
Recliner chair, beautiful couch, love seat - matching chair, lamps, kitchen stuff, linens, old dollies, rugs, large round rug, knick-knacks, sheets, pictures, mirrors, books/ magazines, curtains, light fixtures, decorative pillows, ladies clothing, shoes, coat rack, fireplace insert, beverage fountain, outdoor light fixture, office chairs, pressure cooker, radio, dining chairs, fabric, office stuff, ladies purses, briefcases, computer stuff, music items, guitar, asst. hardware, men work clothes, vintage hats, exercise stepper. **Don't Miss The antique tractor.**
Please stop and shop.
June 7 - 8 - 9 Sale
You will enjoy yourself.

YARD SALE
Thurs., Fri., Sat. 7 - ?
Lots of household, kid and adult items and clothing. **307 Morrison Street**

CALL TO ADVERTISE TODAY!

YARD SALE
Thurs., Friday & Saturday 7am - 5pm **802 Mullican Street**
Clothes, shoes, toys, household items. Lots of everything.

YARD SALE
Thursday June 7th & Friday 8th. 7am-4pm **526 West End Ave.**
Lots of everything. Clothes, purses, housewares, comforters, cookware, Pioneer Women things. Something for all.

YARD SALE
Wed, Thurs, Fri. and Saturday 7am - ? **405 Highland Park Circle**
Furniture, adult clothes, baby clothes, odds & ends. A little bit of everything CHEAP!

YARD SALE
Wednesday Only **34 Oak Brook Drive**
Corner of C. Rody Drive. Furniture, John Deer riding mower, yard items. 8:30 till 3:30

Items for Sale

Wanted to Buy

Wanted to Buy used mobile home
931-668-2031
Ask for Dale

Pets & Animals

Pets

FOR SALE "ONLY HAVE 2 MORE TO GO" "Beautiful" Full bloodline Chihuahua puppies. \$300. 8 weeks old. Call for more information. 931-273-8731 Serious calls only. GOING FAST! If you want one call today.

Services

Business Services

CLEANING
Looking for houses to clean. Honest, dependable, flexible, affordable. References. Free estimates. Lake cabins, Fall Creek Falls cabins also. 25 years experiences. Call **931-934-3018**
Commercial Printing WOMACK PRINTING CO.
105 Donnell St. 473-7212

CALL TO ADVERTISE TODAY!

NOW HIRING PCA, LPN's & CNA's
Friendly and reliable. Must pass background and drug test. Apply online: **athomehealthtn.com**

WE ARE LOOKING FOR THE RIGHT PERSON. IS IT YOU??

We are looking for the individual who wants to succeed for a company that provides a job in a clean & safe working environment. Tri State Distribution, Inc., is now hiring for entry level positions on all shifts, offering competitive wages + benefits, such as paid vacations & holidays, & group health, dental, vision, disability, & life insurance. High School Diploma or GED equivalent + background check/pre-hire drug screen Req'd. Apply in person from 8am to 12pm, Monday thru Friday, or send resume to 600 Vista Drive, Sparta, TN, 38583 or by fax at 931-738-2019. TSD is an equal opportunity employer that considers all qualified applicants without regard to race, color, religion, disability status, protected veteran status or any other characteristic protected by law.

HELP WANTED Maintenance Person
Apply at **The Webb House Retirement Center**
931-668-9322
3877 Manchester Hwy., McMinnville, TN
Bring Resume

CRANE INTERIORS
Now a division of **G&T INDUSTRIES**
An employee owned company
Crane Interiors, a division of G&T Industries located in Woodbury, TN is an Employee owned company and is currently hiring new owners.
Starting pay is \$10.00 per hour, \$11.00 an hour for sewing machine operators.
Regular hours are Monday through Friday 7:00 am - 3:30 pm. Overtime is required.
G&T Industries offers competitive pay and a full benefits package including 401(k), healthcare, vision, life, disability, holiday and vacation pay, quarterly gain sharing bonuses, plus our Employee Stock Ownership Plan. Offers for employment are contingent on passing a pre-employment drug screen and favorable results of a pre-employment background check. G&T Industries is an EOE.
If you are seeking a challenging and rewarding opportunity to grow with an employee-owned company, please apply in person at:
Crane Interiors
200 Alexander Dr
Woodbury, TN 37190
Crane-Interiors.com
https://www.facebook.com/GT-Industries-113500326675/

Local Medical Office seeking front office receptionist. Salary commensurate with experience. Experience preferred. Send resumes to: P.O. Box 150 JE McMinnville, TN

3 Rusty Nails, Inc
Hiring Class A CDL truck drivers
Starting pay 45¢ per mile
\$20 an hour detention after 2 hours
\$25 extra stop pay
Fuel Bonus
Safety Bonus
7 paid holidays
Vacation pay
BCBS health insurance
Regional to the southeast and southwest
New model trucks
Home weekends and some through the week
Must have
4 years verifiable experience
Current medical card
Pass a DOT drug test
303 Tom Grissom Road
Morrison, TN 37357
931-815-3922

FOR SALE BY OWNER - PRICE REDUCED TO \$124,900. 3 Beds/2baths, 1940 sq ft., detached garage. Serious inquiries call (931) 808-1135, (615) 849-5202 or (931) 607-0225

HANDYMAN'S DREAM! - 2BR, 1BA. Fix it up and flip it, rent it or live in it. You can live in it while you fix it. Paint, floor covering, a little drywall and you are done. Two out buildings. 574 Higgenbotham Rd., McMinnville 931-808-3811. \$35,000

54 BROWNING CT. MCMINNVILLE - 3 bd 2 ba, 2466 sq. feet, loads of hardwood, tile, bonus room, office, hobby room, huge walk-in closet, built 2007, .66 Ac, \$210,000, 931-409-1585.

105 VIRGINIA ST. - 2BR, 1BA, LR, kitchen, utility room, lg. walk-in closet upstairs, enclosed back porch, 2 car detached insulated garage. \$87,500. 931-473-2224.

RED HOT PROPERTIES

\$55 FOR 13 ISSUES
(Limit 1 Property Per Box)