

described as follows, to wit:

BEGINNING on a large white oak stump on South West side of Old Smith Hollow Road; thence North 80-1/2 deg. East 39 poles to the Old Poplar stump corner between Woodlee and Roach corner; thence North 3 deg. East with Woodlee's line 9-1/2 poles to a stake at old road; thence South 80-1/2 deg. West 39-1/2 poles to Old Smith Hollow Road corner being an iron stake; thence South 3 deg. West 9-1/2 poles to the beginning, containing 1-1/2 acres, more or less.

A piece of timbered land adjoining the lands of Henry Etter's heirs on the East by lands of Hardin Cope; on the North by lands of Marion Smith; on the West by lands of Bake Fults; on the South by Myers, containing 4 acres, more or less.

Being the same property conveyed to Gary K. Hobbs by Warranty Deed of record in Warranty Deed Book 281, Page 188; see also Quitclaim Deed to Brian Dale Hobbs of record in Record Book 296, Page 698; Register's Office, Warren County, Tennessee. See also Affidavit of record in Record Book 312, Page 227, Register's Office, Warren County, Tennessee.

Property Address: 400 Smith Hollow Road, McMinnville, TN 37110

Said property will be sold subject to any and all unpaid taxes that may be a lien against said property. The Trustee may continue the sale from its notice date to a later date by announcement at the place and date of sale without further advertisement.

This is an attempt to collect a debt and any information obtained will be used for that purpose.

This the 17th

day of July, 2018.
STANLEY & BRATCHER
Hobbs, Brian NOF pm 7-17-18
BY Thomas O. Bratcher, Trustee
100 West Main Street
McMinnville, TN 37110
27147 F4t8-10

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on August 21, 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 George A. Dolzonek, Jr., to Robert M. Wilson, Jr., Trustee, as trustee for Mortgage Registration Systems, Inc. as nominee for Countrywide Bank, FSB on November 23, 2007 at Record Book 205, Page 1; and modified by agreement recorded on October 16, 2014 in Record Book 350, Page 781; 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: Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, 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 tracts of land lying and being in the First Civil District of Warren County, Tennessee, mortgage fully described as

follows, to-wit: BEGINNING on an iron pin in the north margin of Westwood Drive, being the southeast corner of Hale; THENCE with Hale North 52 degrees 00 minutes East 290.00 feet to an iron pin in the line of City of McMinnville; THENCE with the City of McMinnville South 51 degrees 15 minutes East 162.97 feet to an iron pin, being the northern most corner of Zavogiannis; THENCE with Zavogiannis South 52 degrees 00 minutes West 289.98 feet to a concrete nail in the north margin of Westwood Drive; THENCE with the north margin of said road North 50 degree 00 minutes West 50.81 feet; THENCE North 51 degrees 50 minutes West 112.22 feet to the beginning. Survey by Tom B. Thaxton, R.L.S. #105 on September 25, 2000. PARCEL I.D. # 068F-A-015.00 BEING THE SAME PROPERTY CONVEYED BY DEED EXECUTED BY DORIS ERWIN AND HUSBAND MILES T. ERWIN TO GEORGE A. DOLZONEK, JR., & WIFE LUCRETIA GAY DOLZONEK AS TENANTS BY THE ENTIRETIES, RECORDED WITH THE WARREN COUNTY REGISTER OF DEEDS ON 10/3/2000 IN DEED BOOK 313 PAGE 755. Street Address: 202 Westwood Dr, McMinnville, Tennessee 37110 Parcel Number: 068F A 015.00 Current Owner(s) of Property: George A. Dolzonek, Jr. The street address of the above described property is believed to be 202 Westwood Dr, McMinnville, Tennessee 37110, 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 George A. Dolzonek, Jr., 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 received 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 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.shapiro-ingle.com File No. 18-115679 27171 F3t8-10

sale and sell to the highest and best bidder for cash, and in bar of the equity of redemption, the following described tract of land: SITUATED in the Third Civil District of Van Buren County, Tennessee, and more particularly described as follows, to-wit: MAP / PARCEL: 048-01401 BEGINNING on a stake on the west side of the Myers Road, 57.9 feet South 72̊ East of the southeast corner of the Paine residence; proceeded thence South 76̊ West 182.6 feet to a stake; thence North 27̊ West 208.7 feet to a stake; thence N. 27̊ West 208.7 feet to a stake; thence North 76̊ East 182.6 feet to a stake at said road; thence South 27̊ East 208.7 feet to the BEGINNING, containing 0.87 of an acre, more or less. SUBJECT to any and all existing easements. SUBJECT to any governmental zoning, subdivision restrictions or regulations in effect thereon. OTHER INTERESTED PARTIES: NONE Property address: 1727 Myers Road, Pikeville TN 37367 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 sale held pursuant to this Notice may be cancelled at the Trustee's option at any time. If the highest bidder cannot pay the bid within the time period established by the Citizens Tri-County Bank following the sale, then Trustee will accept the next highest bidder, at their highest bid, which will then be deemed the successful bidder. This sale is an attempt to collect a debt and any information obtained will be used for that purpose. Said sale is subject to any and all unpaid taxes, and any other claims, liens, leases, easements, setback lines, restrictions or encumbrances contained in any instrument in the chain of title thereto which would be superior to the Deed of Trust set forth herein. This 24th day of July, 2018. L. THOMAS AUSTIN, TRUSTEE 27173 F3t8-10

aloud. CONTRACT DOCUMENTS may be examined electronically at www.jchengr.com or at the following locations: West Warren-Viola Utility District, 141 Sunny Acres Road, Morrison, TN 37357 If you choose to bid, CONTRACT BID DOCUMENTS may be obtained at the office of JAMES C. HAILEY & COMPANY located at 7518 Highway 70 South, Suite 100, Nashville, TN 37211 upon a non-refundable payment of \$50.00. Paper copies of the PLANS and SPECIFICATIONS may be obtained from James C. Hailey & Company upon a non-refundable payment of \$200.00. The owner reserves the right to waive any informalities or to reject any or all bids. Each bidder must deposit with his bid, security in the amount, form and subject to the conditions provided in the Information for Bidders. All bidders must be licensed General Contractors as required by the Contractor's Licensing Act of 1994 of the General Assembly of the State of Tennessee, and qualified for the type of construction being bid upon. Attention of bidders is particularly called to the requirements as to conditions of employment to be observed and minimum wage rates to be paid under the contract, Section 3, Segregated Facility, Section 109 and E.O. 11246. No bidder may withdraw his

bid within 60 days after the actual date of the opening thereof. May 2018 (Date) Dickie Hillis - President 27177 F1t7-27 **ADVERTISEMENT TO BID THE WEST WARREN-VIOLA UTILITY DISTRICT** 141 Sunny Acres Road Morrison, TN 37357 Separate sealed BIDS for the construction of Water Line Additions consisting of the following items: CONTRACT 218 Install approximately 30,000 L.F. of 8-inch, 6-inch, 4 inch, and 2-inch water lines, valves, fittings, and related appurtenances. No services will be relocated or connected by CONTRACTOR. Materials shall be provided by OWNER as listed in specifications, incidental materials, handling, preparation, installation to be provided by to be provided by CONTRACTOR. will be received by the West Warren-Viola Utility District at the Utility District's Office, 141 Sunny Acres Road, Morrison, TN 37357. Sealed bids for CONTRACT 218 will be received until 2:00 PM, local time, August 16, 2018, and then at said office publicly opened and read aloud. The CONTRACT DOCUMENTS may be examined electronically at www.jchengr.com or at the following locations: JAMES C. HAILEY & COMPANY Consulting Engineers 7518 Hwy 70S, Suite 100 Nashville, TN 37221 West Warren-Viola Utility

RED HOT PROPERTIES





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281 GREAT FALLS RD. - Beautiful Historic Home, formerly known as "The Webb Hotel" in Rock Island, TN 38581 and is close to Rock Island State Park. Just down the road is easy access to the water. There's magnificent 11' ceilings, hardwood floors, original fireplaces, parlor, sitting room, formal dining, music room, kitchen, 2 baths, 3 bedrooms, gas CHA, downstairs and other rooms for guest. Detached garage on 1.96 acres. Call for your private showing. F4063. MLS 1935136. \$200,000.



2929 BONE CAVE RD. - Take a drive up beautiful Hwy. 30 to just inside Van Buren County and turn left onto Bone Cave Rd. and you will find this very nice 3 bedroom, 2 bath, 1167 sq. ft. home with great views from the big front porch. This home has a big living room, kitchen/dining area, 6 panel doors, CH&A with HP, nice wood deck on the back and all on a nice 2 acre tract of land. Call Phillip Carter today. F4074. Priced at only \$105,000.



343 COOPER DRIVE. - This one barely made the book. Beautiful 3/4 BR brick home on 3.06 acres in Rolling Hills Estate. This home features a kitchen w/onyx countertops, large bar, 2 double ovens, professional gas top stove, 2 dishwashers, built-in SS refrigerator and a separate freezer, cherry cabinets, pantry and breakfast nook. Also has formal dining room, great room with fireplace, music room, 3 BRs, 2 baths on main level and all kinds of spacious rooms on the upper level. More info coming. F4075. \$384,900.



278 W. LAUREL AVE. - Beautiful 3 bedroom, 3 bath home sitting on 1.14 acres. Master bedroom is absolutely gorgeous with an unbelievable master bath and huge walk-in closet. Home has a kitchen, formal dining room, breakfast nook, office, and sitting room. 2nd floor has 2 more bedrooms, living room and bath with 2 beautiful decks. Owner/Agent Kim Dykes will be happy to show you this beautiful home. Give her a call at 931-808-0152. F4054. MLS 1919954. **NEW PRICE \$315,000.**



PRESTIGIOUS HOME AT 329 KINGS POINTE LANE - Enjoy the beauty all around you, yet be close to everything in this 3 bedroom, 1 1/2 story brick home. This home features step-down greatroom with cathedral ceilings and fireplace. Kitchen with granite countertops, all appliances and breakfast nook with doors onto large patio, overlooking the in-ground pool, gleaming hardwoods, tile and carpet flooring. There's a formal dining room, 1/2 bath, large foyer, master bedroom with corner fireplace, full bath with jacuzzi tub and separate shower and screened-in porch, all on the main floor. The oak staircase and walk-way leads to 2 bedrooms, bath and sitting area on the upper level. Let the fun begin on this 2.9 acres on the water, with the pool area, the gazebo at the edge of the Barren Fork River and then store all your gear in the 2-car attached or 2-car detached garage. Call for your private showing. F4018. MLS 1880928. **NEW PRICE \$429,000.**



221 CLEMENTS RD. - Large brick home with lots of possibilities for extended family living. Home has solid surface countertops, above ground pool, new replacement windows, wide halls, large master, 3 bedrooms on main level, formal dining room, freshly painted, nice family room. Partial finished basement has game room, study, plenty of storage and roughed in 1/2 bath. F4049. Sellers are negotiable and will pay buyers closing costs. MLS 1915031. **NEW PRICE \$169,900.**



935 WILLOW WAY - Located just outside the City limits and a little over one mile to Hwy. 70 By Pass is this modern 3 bedroom, 2 bath home with living room, kitchen/dining, 2-car garage, storage building and sitting on a good level lot with nice mature shade trees. This home is ready for a new owner to move into. Call for your showing today. F4072. MLS 1949577. \$145,000.

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