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760 Aircraft  
105 Announcements  
780 Antique Vehicles  
410 Antiques  
210 Apartments For Rent  
420 Appliances  
745 ATV's  
150 Auctions  
750 Auto Parts & Accessories  
895 Auto Repair  
710 Autos for Sale  
370 Bicycles  
355 Boats & Marine Equipment  
430 Building Materials

800 Building & Remodeling  
610 Business Opportunity  
250 Business Property For Rent  
290 Business Property For Sale  
380 Camping Equipment  
110 Card of Thanks  
805 Catering  
180 Cemeteries & Lots  
595 Child & Elderly Care  
601 Clerical  
440 Clothing  
731 Commercial Vehicles  
405 Computers  
225 Condos for Rent

283 Condos for Sale  
597 Convalescent Care  
590 Domestic  
810 Draperies  
825 Electrical  
545 Electronics  
600 Employment  
455 Exercise Equipment  
450 Farm Equipment  
300 Farms & Farmland  
460 Feed, Seed, Plants  
140 Financial  
470 Food  
608 Food Service

480 Fuel  
510 Furniture  
490 Garage & Rummage Sales  
602 General Jobs  
820 General Services  
880 Guttering  
445 Health & Beauty  
500 Heating & Air Conditioning  
360 Hobbies & Toys  
220 Houses For Rent  
280 Houses For Sale  
120 In Memory  
835 Income Tax Services  
830 Insulation

295 Investment Properties  
575 Jewelry  
620 Jobs Wanted  
840 Lawn Care  
580 Lawn & Garden Equipment  
520 Livestock  
845 Locksmith  
285 Log Homes  
170 Lost & Found  
305 Lots & Acreage  
560 Machinery & Tools  
603 Medical  
447 Medical Equipment  
530 Miscellaneous For Sale

192 Mobile Homes For Rent  
190 Mobile Homes For Sale  
194 Mobile Home Sites  
740 Motorcycles  
540 Musical Merchandise  
621 Musicians/Bands  
400 Office Equipment  
850 Painting  
125 Personals  
550 Pets & Supplies  
855 Photography  
890 Plumbing  
604 Professional  
130 Public Notices

325 Real Estate Wanted  
350 Recreational Vehicles  
200 Rentals  
860 Roofing  
230 Rooms For Rent  
605 Sales  
630 School & Instruction  
865 Sewing & Alterations  
365 Sports Equipment  
733 Sport Utility Vehicles  
900 Statewides  
160 Swap & Trade  
375 Swimming Pools

606 Teaching  
533 Tickets  
700 Transportation  
535 Travel  
607 Trucking  
730 Trucks & Vans  
870 Upholstery  
735 Utility Trailers  
570 Wanted To Buy  
720 Wanted To Buy-Autos  
270 Wanted To Rent

### 105 ANNOUNCEMENTS

All residential real estate advertised herein is subject to the Federal Fair Housing Act and applicable state and local laws. The Fair Housing Act makes it illegal to advertise "any preference, limitation, discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation or discrimination."

We will not knowingly accept any advertising for residential real estate that appears to or violate federal and/or state and local law.

**CLASSIFIED ERROR RESPONSIBILITY**

We take great care to avoid typographical errors. However, in the event of an error, we are responsible only for the first incorrect insertion of an ad. We do not assume any responsibility, for any reason, for an error in an ad beyond the cost of the ad itself. Management reserves the right to reject, revise & properly classify all advertisements. Ad position has no bearing on the results you receive and cannot be guaranteed.

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for ALL PURCHASES including: Classified, Advertising, Book Sales, Printing & Subscriptions.

The Marshall County Agriculture Committee will meet on Thursday, February 6th at 5:00 p.m. in the large conference room at the UT Extension Office in Marshall County 230 College St. Suite 160 Lewisburg.

### Legal Notice to 2023 Delinquent Taxpayers Property Taxes

You are advised that after February 1st, additional penalties and costs will be imposed in consequences of suits to be filed for enforcement of the lien for taxes against land; until the filing of such suits, taxes may be paid at my office. Scottie Poarch, Marshall County Trustee

The Marshall County Opioid Abatement Committee will meet Tuesday, January 28, 2025 at 4:30pm in Room 2204 of the Marshall County Courthouse Annex in Lewisburg.

### 105 ANNOUNCEMENTS

Marshall County Building Codes & Zoning Department  
3301 Courthouse  
Annex Lewisburg, TN 37091  
931-359-0567

### NOTICE OF PUBLIC HEARING OF THE MARSHALL COUNTY PLANNING COMMISSION

Notice is hereby given that at 6:00 p.m. on Tuesday, February 18th, 2025, located at the Marshall County Courthouse Annex, second floor, room 2204 a public hearing will be held before the Marshall County Planning Commission for the approval of the 2025 Marshall County Subdivision Regulations.

Public comments are to be heard on the following proposal:

A. The adoption of the 2025 Marshall County Subdivision Regulations

All interested parties are invited to attend. The proposed subdivision regulations may be viewed at [marshallcountytnc.com/BuildingInspector/Codes](http://marshallcountytnc.com/BuildingInspector/Codes). Please direct all questions to the Marshall County Building Official at 931-359-0567.

### NOTICE OF LIEN SALE

Notice is hereby given that the vehicle described below will be auctioned for sale on February 7, 2025, at 9:00 a.m. at Holder's Body Shop, 871 Fox Lane, Lewisburg TN 37091. The vehicle is a 2012 Jeep Renegade; VIN 1C4NJRFB3ED623905

### 130 PUBLIC NOTICES

### SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on February 18, 2025, at or about 2:00 PM, local time, at the main entrance of the Marshall County Courthouse, 201 Marshall County Courthouse, Lewisburg, TN 37091, pursuant to the Deed of Trust executed by Peggy A Harwell, an unmarried woman, to Medley & Spivy, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Amerifirst Financial Corporation dated December 2, 2022, and recorded on December 8, 2022, in Book 880, Page 429, Instrument No. 240211, in the Register's Office for Marshall County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Marshall County Register's Office. Default in the performance of the

covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: JPMorgan Chase Bank, National Association

Other interested parties: None

The hereinafter described real property located in Marshall County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: Being a tract of land lying in the 3rd Civil District of Marshall County, Tennessee, in the limits of the City of Lewisburg, said lands being bound on the north by Circle T Properties LLC (RB 869 PG 2333) and Ametrice Biggers ETAL (RB 879 PG 404), on the east by J L D Enterprises LLC (RB 579 PG 517) and Center Court Properties (RB 877 PG 702), on the south by Francisco Aviles Lopez and Nicolasa Albarran Juarez (RB 775 PG 12) and Tosha Ewing (RB 665 PG 340), and on the west by Limestone Avenue (40 ft. Right-of-Way), and being more particularly described as follows:

Map/Parcel Number: 064H-B-041.00

Current owner(s) of Record: C.H. Harwell, Jr. and Peggy G. Harwell

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments;

any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE

tion, said capped rebar being located on the north line of Lopez and Juarez; thence with the north line of Lopez and Juarez then the north line of Tosha Ewing N 84°11'33" W, 129.77 ft. to the POINT OF BEGINNING containing 0.22 acres ± or 9644 square feet ± according to a survey performed by Russell A. White, TN RLS-2932, CFS TN-043 D/B/A Associates in Surveying & Mapping P.O. Box 166, Unionville, TN 37180 dated 11/17/2022.

This being the same property conveyed to C. H. Harwell, Jr. and wife, Peggy G. Harwell, from Ann Callis by Warranty Deed of record dated March 17, 1975 and recorded March 26, 1975 in Record Book 54, Page 557, in the Register's Office of Marshall County, Tennessee. C. H. Harwell, Jr. died July 25, 2021, leaving the property to Peggy G. Harwell as the surviving tenant by the entirety.

Street Address: The street address of the property is believed to be 633 Limestone Avenue, Lewisburg, TN 37091, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 064H-B-041.00

Current owner(s) of Record: C.H. Harwell, Jr. and Peggy G. Harwell

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments;

any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE

OR PURPOSE. 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 sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of sale.

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 check made payable to or endorsed to Padgett Law Group. 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 by the Substitute Trustee at any time.

Padgett Law Group, Substitute Trustee  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
[attorney@padgettlawgroup.com](mailto:attorney@padgettlawgroup.com)

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, Julia Ann Pierce and Timothy Pierce, wife and husband by Deed of Trust (the "Deed of Trust"), dated June 6, 2016 and recorded on August 30, 2016 in Book 689, Page 187 or as Instrument Number 188207, in the Register's Office of Marshall County, Tennessee, conveyed to Alan Pritchard, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to, Southwest Funding, LP, which the aforementioned Deed of Trust was subsequently assigned to Nationstar Mortgage LLC dated November 19, 2024 and recorded on November 21, 2024 in Record Book 901, Page 2944 or as In-

strument Number 254146, and;

WHEREAS, McPhail Sanchez, LLC has been duly appointed Substitute Trustee by the owner and holder of the Note by instrument recorded in Record Book 902, Page 1720 or as Instrument Number 254508, Marshall County, Tennessee

WHEREAS, default has been made in the payment of the Note; and

WHEREAS, the owner and holder of the Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of the indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

N O W , THEREFORE, notice is hereby given that an agent of McPhail Sanchez, LLC, Substitute Trustee, pursuant to the power, duty, and authority vested in and conferred by the Deed of Trust, on **February 4, 2025 at 1:00 pm outside the 101 Marshall County Courthouse, Lewisburg, TN 37091** will be sold to the highest call bidder for cash free from all legal, equitable and statutory rights of redemption, exemptions of homestead, marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Marshall County, Tennessee, described as follows:

"outside the 101 Marshall County Courthouse." The following described property situated in the County of Marshall and State of Tennessee, to wit:

Located in the First (1st) Civil District of Marshall County, Tennessee, and being Lot No. 86 in the Plan of Chapel Woods at Walnut Hills (formerly Section One Walnut Hills), a plat of which is recorded in Plat Cabinet A, Slide 89, Register's Office of Marshall County, Tennessee.

More commonly known as: 1506 Walnut Hills Dr.; Chapel Hill, TN 37034

Tax/Parcel ID: 025I-B-018.00

Tax Id: 025I-B-018.00

The street address of the above described property is believed to be 1506 Walnut Hills Dr.; Chapel Hill, TN 37034 but if 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.

Owner of Property:

Julia Ann Pierce and Timothy Pierce, wife and husband

In addition, the following parties may claim an interest in the above-referenced property:

Secretary of Housing and Urban Development

451 Seventh St SW Washington, DC 20410.

Book 867, Page 288, or as Instrument # 231847

Secretary of Housing and Urban Development

451 Seventh St SW Washington, DC 20410.

Book 891, Page 300, or as Instrument #247424

This sale is subject to any unpaid taxes, if any, any prior liens or encumbrances, leases, easements and all other matters which take priority over the deed of trust under which this foreclosure sale is conducted, including but not limited to the priority of any fixture filing. 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 Workforce 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 entities right to redeem the property, all as required by 26 U.S.C. 7425 and T.C.A. 67-1-1433. The notice requirements of T.C.A. 35-5-101 et seq. have been met.

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. The trustee/ substitute trustee reserves the right to rescind the sale.

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.

All right of equity of redemption, statutory and otherwise, and homestead 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.

Publication Dates: January 9, 2025, January 16, 2025, and January 23, 2025.

McPhail Sanchez, LLC, Substitute Trustee  
126 Government Street  
Mobile, AL 36602  
251-438-2333

### NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Jeneal S. Whitmore and Keith Whitmore executed a Deed of Trust to Main Street Title, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., ("MERS") as beneficiary, as nominee for The Money Source, Inc. DBA Endeavor America Loan Services, a New York Corporation, on April 10, 2014 and recorded on April 14, 2014 in Book 633, Page 709, Instrument No. 173512 in the Office of the Register of Marshall County, Tennessee.

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 RANLIFE, INC. (the "Holder"), appointed the undersigned, McMichael Taylor Gray, LLC, 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, McMichael Taylor Gray LLC, Substitute Trustee, by virtue of the power and authority vested in it, will on March 6, 2025, at 1:00 PM at 201 Marshall County Courthouse, Lewisburg, TN 37091 at the Marshall County Courthouse, Tennessee, proceed to sell at public outcry



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Assessed Party		Tax Year	Deed Book/Page	District/Map/Parcel	Property Location	Current Owner if different from Assessed Party
Baxter Rena	Mary	2022	563/897	03-070C-B-063N-110.00-000	680 Hull Avenue	
Baxter Rena	Mary	2022	627/329	03-070C-B-063N-108.00-000	Hull Avenue	
Young, Vinson H. Jr. et ux Dorothy		2022	60/385	03-063D-A-056M-031.00-000	1204 Glenn Avenue	

1. Nowhere to be found (abbr.)
2. Not new
3. Brew
4. Stain with mud
5. Chief or leader
6. Luke Skywalker's mentor  
—Wan



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