

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.

For Your Convenience We Accept



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

The Marshall County Education Committee will meet on Tuesday, April 15th at 5:00 pm. This meeting will be held at 700 Jones Circle, Lewisburg, TN.

The Marshall County Board of Education will meet on Monday, April 14, 2025, at 6:00 p.m. in the Board Conference Room, 700 Jones Circle.

- The agenda is as follows:
* Agenda
* Recognitions
* Public Comment
* Committee Reports/ Schedule
* Committee Meetings
* Consent Agenda
* Science Textbook Adoption
* Resolutions
* 2025-2026 General Purpose School Fund 141 Budget
* 2025-2026 Food Service Fund 143 Budget
* 2025-2026 Education Capital Projects Fund 177 Budget
* 2025-2026 Salary Schedules
* 2025-2026 Supplemental Positions
* 2025-2026 Differentiated Pay Plan
* Federal Budget
* Revision
* Bids
* Request for Proposal
* Trane Service Contract
* New Business
* Director's Report
* Adjourn

Individuals who wish to address the Board during the public comment period for actionable items on the agenda see Board Policy 1.404 Appeals and Appearances Before the Board.

105 ANNOUNCEMENTS

The Marshall County Probation Committee will meet on Thursday, April 17th at 5:00 pm. This meeting will be held at 206 Legion Avenue, Lewisburg, TN.

130 PUBLIC NOTICES

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated August 26, 2005, executed by Sandra L Barber, an unmarried woman, to L. Robert Grefseng as Trustee, for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Shea Mortgage, Inc., its successors and assigns, and appearing of record on August 29, 2005, in the Register's Office of Marshall County, Tennessee, at Record Book 431, Page 822, and Instrument Number 119616.

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Nationstar Mortgage LLC, the party entitled to enforce said security interest; and having appointed Clear Recon LLC, the undersigned, as Substitute Trustee by instrument filed for record in the Register's Office of Marshall County, Tennessee, with all of the rights, powers, and privileges of the original Trustee named in said Deed of Trust.

N O W , THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust, and that the undersigned, Clear Recon LLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty, and authority vested and imposed upon said Substitute Trustee will, on May 15, 2025, at 1:00 PM, local time, at the Marshall County Courthouse, located in Lewisburg, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, paid at the conclusion of the sale, the following described property situated in Marshall County, to wit:

The land referred to herein below is situated in the County of Marshall, State of Tennessee, and is described as follows:

LOCATED IN THE THIRD CIVIL DISTRICT OF MARSHALL COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS, TO-WIT: BEING AN UNNUMBERED LOT IN THE REED SUBDIVISION, A PLAT OF WHICH IS RECORDED PLAT CABINET A, SLIDE 13, REGISTER'S OFFICE OF MARSHALL COUNTY, TENNESSEE, AND FURTHER DESCRIBED ACCORDING TO A SURVEY MADE BY THOMAS CATHEY, SURVEYOR, ON

130 PUBLIC NOTICES

JUNE 27, 1973 AS FOLLOWS: BEGINNING AT A POINT IN THE WEST MARGIN OF FIFTH AVENUE NORTH 300 FEET NORTHWARD FROM THE INTERSECTION WITH CHURCH STREET, RUNNING THENCE NORTH 86 DEG. 30' WEST 183 FEET; THENCE NORTH 3 DEG. 30' EAST 75 FEET; THENCE SOUTH 86 DEG. 30' EAST 183 FEET TO SAID AVENUE; TENCE WITH SAID AVENUE SOUTH 3 DEG. 30' WEST 75 FEET TO THE POINT OF BEGINNING.

FOR SOURCE OF TITLE SEE BOOK 413, PAGE 820, REGISTER'S OFFICE OF MARSHALL COUNTY, TENNESSEE

Parcel ID: 064-I-G-003.00-000

Commonly known as 300 5th Ave N Lewisburg, TN 37091

The street address and parcel number(s) of the above described property are believed to be correct; however, such references are not a 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 tenant(s)/ occupant(s) rights in possession.

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. In addition, the following parties may claim an interest in the above-referenced property: Sandra L Barber, Sandra Owen.

If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

All right and equity of redemption, statutory and otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good; however, the undersigned will sell and convey only as Substitute Trustee.

The transfer shall be AS IS, WHERE IS, AND WITH ALL FAULTS, and without warranties of any kind, express or implied, as to the condition of the Property and the improvements located thereon, including merchantability or fitness for particular purpose.

130 PUBLIC NOTICES

Trustee shall make no covenant of seisin or warranty of title, express or implied, and will sell and convey the subject real property by Substitute Trustee's Deed only.

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 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.

THIS OFFICE IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Clear Recon LLC Substitute Trustee 651 East 4th Street Suite 200 Chattanooga, Tennessee 37403 Phone: (877) 319-8840 File No: 1006-833A

Newspaper: Marshall County Post Publication Dates: 4/10/2025, 4/17/2025, 4/24/2025

TRUSTEE'S SALE

Default having been made in the terms, conditions, provisions and payments made and provided for in a Deed of Trust dated October 18, 2022, executed by Mary Rene Baxter, to David G. Mangum, Trustee, and recorded in Book 879, Page 32 in the Register's Office for Marshall County, Tennessee, to secure the indebtedness therein described to Grassland Financial Services, LLC and the entire indebtedness having been called due and payable as provided in said deed of trust, and said payment not having been made, notice is hereby given that I, the undersigned trustee, or my designated agent, under the power and authority vested in me by said deed of trust, and having been requested to do so by the lawful owner and holder of said debt, will on Saturday, April 19, 2025 at 1:30 pm at the main entrance of the Marshall County Courthouse located in Lewisburg, Tennessee sell at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions and rights of every kind, all of which are expressly waived in said deed of trust, the following described tract or parcel of land more particularly described as follows, to-wit:

Being Lot No. 52 on the Plan of Rolling Hills Subdivision, Section 3, of record in Plat Cabinet A at Slide 33, Register's Office for Marshall County, Tennessee to which reference is hereby made for a more complete description.

130 PUBLIC NOTICES

DEED REFERENCE:

Being the same property conveyed to Irene Balding, by warranty deed from Dean Balding Baxter, unmarried, of record in Book 270, Page 958, Register's Office for Marshall County, Tennessee. Further conveyed to Mary Rene Baxter, by Quitclaim Deed dated September 21, 2010 from Dean Balding Baxter, Executor of the Last Will and Testament of Irene Balding, of record in Book 563, Page 897, said register's office.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record in Book 879, Page 32 said Register's Office.

TAX MAP-PARCEL NO.: 063N B 110.00 PROPERTY ADDRESS: 680 Hull Avenue, Lewisburg, TN 37091, as shown on the tax maps for the Assessor of Property for Marshall County, TN.

This property is sold SUBJECT to a first mortgage securing 680 Hull Avenue, Lewisburg, TN 37091 in favor of Grassland Financial Services, LLC in the original principal amount of \$110,000.00, of record in Book 878, Page 1432 said register's office as well as the Assignment of Leases and Rents of record in Book 878, Page 1437 said Register's Office.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

The property sold pursuant to this notice shall be sold "AS IS" and neither the Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefore, makes or shall make any warranty, whether express or implied, as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the property, the existence or absence of defaults under or the effect or this sale upon the rights of any party under such lease. The Trustee shall make no warranty of title, express or implied, and will sell and convey the subject real property by Trustee's Deed only.

The trustee may adjourn or postpone the aforementioned sale of real property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public

130 PUBLIC NOTICES

announcement at the time and place fixed by the preceding postponement or subsequently noticed sale, and without further notice make such sale at the time fixed by the last postponement, or may, in its discretion, give a new notice of sale. If applicable, the Notice requirements of T.C.A. § 35-5-117 have been met.

The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the Trustee, be cause for rejection of the bid, and, if the bid is rejected, the 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.

Terms of sale: Cash Trustee: David G. Mangum, Trustee 2303 8th Avenue South Nashville, TN 37204 (615) 255-8690 Publish Newspaper: The Marshall County Post Interested Parties: Republic Finance, LLC Law Office of Michelle Reynolds, PLLC Marshall County Trustee Marshall County Clerk & Master Editions dated: 3/27/25, 4/3/25, 4/10/25 File #76452

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on May 8, 2025 on or about 10:00AM local time, at the Marshall County Courthouse, Lewisburg, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by CHAD MICHAEL BRYANT AND LANA DARLENE THOMAS, to Bell & Alexander Title Services, Inc., Trustee, on June 18, 2021, at Record Book 858, Page 1070-1081 as Instrument No. 226597 in the real property records of Marshall County Register's Office, Tennessee.

Owner of Debt: NEW AMERICAN FUNDING, LLC

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

Land in Marshall County, Tennessee, to-wit:

The following described tract is bound on the South by Elizabeth A. Krofka, on the East by Timothy W. Nafe, on the West by Ed Watson Road, and on the North by Lot 1, Lamar Subdivision.

Beginning at an iron rod found in the West margin of Ed Watson Road (12 feet from the center), said point begin approximately 1215 feet

130 PUBLIC NOTICES

South of the center of Springplace Road, said point being the Southwest corner of this tract and the Northwest Corner of Elizabeth A. Krofka; thence with said margin the following two (2) calls: North 03 degrees 39 minutes West, 571.09 feet to a point, North 89 degrees 19 minutes East, 13.00 feet to an iron rod found; thence with Lot 1, Lamar Subdivision North 89 degrees 352.75 feet to an iron rod found; thence with Timothy W. Nafe the following three (3) calls: South 00 degrees 18 minutes East, 25.82 feet to an iron rod set, North 87 degrees 29 minutes East, 30.00 feet to an iron rod set, South 02 degrees 18 minutes East, 545.68 feet to an iron rod found; thence with Krofka South 89 degrees 19 minutes West, 381.34 feet to the beginning. The above description was prepared by James H. Bingham, Jr, TRS No. 1251, 110 Seconds Avenue North, Lewisburg, Tennessee 37091.

Being the same property conveyed to the Grantor(s) by Deed of record in Instrument No. , Register's Office for Davidson County, Tennessee. Being also known as 2060 Ed Watson Road, Lewisburg, TN 37091.

Tax ID: 087-045.00-000

Current Owner(s) of Property: CHAD MICHAEL BRYANT AND LANA DARLENE THOMAS

The street address of the above described property is believed to be 2060 Ed Watson Road, Lewisburg, TN 37091, 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 referenced herein shall control.

SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN POSSESSION.

THE RIGHT IS RESERVED TO ADJOURN THE DAY OF THE SALE TO ANOTHER DAY, TIME AND PLACE CERTAIN WITHOUT FURTHER PUBLICATION, UPON ANNOUCEMENT AT THE TIME AND PLACE FOR THE SALE SET FORTH ABOVE. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE.

OTHER INTERESTED PARTIES: SECRETARY OF HOUSING AND URBAN DEVELOPMENT

130 PUBLIC NOTICES

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

If applicable, the notice requirements of T.C.A. 35-5-101 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.

If the U.S. Department of Treasury/ IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or 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 as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the purchase price. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

MWZM File No. 25-000033-363-1

Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s) COOL SPRINGS III 725 COOL SPRINGS BLVD, SUITE 140 FRANKLIN, TN 37067 TN INVESTORS

PAGE: HTTP://MWZMLAW.COM/TN INVESTORS.PHP

NOTICE

Dekayla Brooks: The State of Tennessee, Department of Children's Services, has filed a petition against you for dependent and neglect and for change of legal custody of Cincere Brooks, DOB: 09/14/2024. It appears that ordinary process of law cannot be served upon because your whereabouts are unknown. You are hereby ORDERED to appear in Marshall County Juvenile Court on the 21 day of July, 2025, to answer this. If you fail to do so, a default judgment will be taken against you pursuant to Rule 55 of the Tenn. R. of Civ. P. for the relief demanded in the Petition. You may view and obtain a copy of the Petition and any other subsequently filed legal documents at the Marshall County Juvenile Court in Lewisburg, Tennessee. Further questions may be directed to: Willie Wallace, Associate Counsel, State of Tennessee, Department of Children's Services, 1106 Madison Street, Shelbyville, TN 37160, 931-581-2647.