

130 PUBLIC NOTICES

900 STATEWIDE

Foundation Legal Tennessee Code Group, LLP fka Wil- Annotated §35-5-101 son & Associates, et seq. are posted P.L.L.C., as Success- online at www.inte- Trustee, by virtue metpostings.com by of the power, duty, a third-party internet and authority vested posting company. in and imposed upon **FLG No. 364762** said Successor Trust-tee, by PennyMac DATED

Loan Services, LLC, January 20, 2026 will, on **February 18, 2026** on or about Foundation Legal

11:00 AM, at the At Group, LLP fka the Marshall Cou- WILSON & ny Courthouse 302 ASSOCIATES, Marshall County P.L.L.C.,

Courthouse, Lewis- Successor Trustee burg, TN 37091- NOTICE OF

3371, offer for sale SUBSTITUE certain property he- TRUSTEE'S SALE reinafter described to the highest bidder WHEREAS, default

FOR certified funds has occurred in the paid at the conclu- performance of the

tion of the sale, or covenants, terms, credit bid from a and conditions, of a bank or other lending

Deed of Trust dated entity pre-approved October 8, 2024, by the successor from Dylon Johnson trustee. The sale is aka Dylon Keith

free from all redemp- Johnson, single tions, which are ex- man; to Mortgage

pressly waived in the Electronic Registra- Deed of Trust, said tion Systems, Inc

property being real Acting Solely as estate situated in Nominee for Primos

Marshall County, Mortgage Company Tennessee, and be- recorded on October

ing more particularly 29, 2024 in Liber described as follows: 900, Page

1840-1855 as Instru- ment Number

Land in Marshall County, Tennes- 253329, and as- see, being Lot 12 of signed to Data Mort-

the CAROLINE'S gage Inc., DBA Es- PLACE, OLD BEL- sex Mortgage, by

FAST ROAD as re- document recorded corded in Plat Cabi- January 23, 2026 in net G, Slide 182A, Liber 916, Page

Register's Office of 2754-2758 as Instru-

Marshall County, ment Number

Tennessee, 262884, in the Reg-

ister of Deeds Office

ALSO KNOWN AS: for Marshall County, 1765 Old Belfast Tennessee to which

Road, Lewisburg, reference is hereby

made; and

This sale is subject WHEREAS, Data to all matters shown Mortgage Inc., DBA on any applicable re- Essex Mortgage, corded plat; any un- hereinafter "Cred- paid taxes; any re- itor", the party enti- strictive covenants, tied to enforce said easements, or set- security interest, back lines that may having appointed be applicable; any Thomas W. McWa- statutory rights of re- ters, Esq., as Substi- demption of any gov- tute Trustee by doc- ument recorded Jan- state or federal; any uary 28, 2026 in Li- prior liens or encum- ber 917, Page 73-75 brances as well as as Instrument Num- any priority created ber 262941 in the by a fixture filing; Registers office of and to any matter Marshall County, ven an accurate sur- Tennessee.

vey of the premises

might disclose. In NOW, THEREFORE, addition, the follow- notice is hereby ing parties may claim given that the entire an interest in the indebtedness has above-referenced property:

JACKIE D IRWIN MICHAEL L IRWIN THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

The sale held pursu- ant to this Notice 2026 at 11:00 AM, at

may be rescinded at the front door of the Successor Trust- Marshall County Courthouse, offer for

time. The right is re- sale certain property served to adjourn the hereinafter described

day of the sale to an- to the highest bidder other day, time, and for cash or certified

place certain without funds paid at the

further publication, conclusion of sale,

upon announcement or credit bid from a

at the time and place bank or other lending

for the sale set forth entity pre-approved

above. In the event by the Substitute

of inclement wea- Trustee. The prop- ther, the trustee ery to be sold is

hereby announces scribed as follows:

that the sale will be

postponed and that A CERTAIN TRACT

notices of said post- OR PARCEL OF

ponement for inclem- LAND LYING AND

ent weather will be BEING IN THE 3RD

mailed to interested CIVIL DISTRICT OF

parties of record. As M A R S H A L L

of July 1, 2025, no- COUNTY, TEN-

ties pursuant to NESSEE, BEING

Notice of Public Hearing on Petition to

Reset the Utility District Boundary of

Horton Highway Utility District

All Members of the Public take notice that a public hearing will be held on February 19, 2026, at 4:00 p.m. Central Time, at 101 West Commerce St., Room 2204, Courthouse Annex, Lewisburg, TN 37091, Room 2204 on the expansion of the boundary of Horton Highway Utility District pursuant to T.C.A. § 7-82-201, et seq. All interested members of the public are invited to appear and participate in the hearing.

The previously noticed hearing of February 12, 2026 will now go forward on February 19, 2026 at the time and place above.

Mike Keny, County Mayor of Marshall County, Tennessee

130 PUBLIC NOTICES

BOUNDED AND DE- SCRIBED AS FOL- LOWS:

BEING ALL OF LOT NO. 57 OF THE subject to the follow- ing:

DIVISION, SECTION

4, AS SHOWN ON Tenant (s) /

PLAT OF RECORD occupant(s) rights in the sale set forth

IN PLAT CABINET p o s s e s - above. Notice of

G, PAGE 84A, sion, if any, all mat-

REGISTER'S OF- ters shown on any will also be mailed to

FICE OF MAR- applicable recorded interested parties

SHALL COUNTY, plat; any unpaid when required by ap-

TENNESSEE, TO taxes; any restrictive

WHICH PLAT REF- covenants, ease-

RENCE IS ments, or setback

HEREBY MADE lines that may be ap-

FOR A MORE COM- plicable; any statu-

PLETE AND ACCU-

RATE DESCRIPTI-

TION. demption of any information visit:

state or federal gov-

ernmental agency; com

Subject to Storm any prior liens or en-

Water Detention cumbrances; any pri-

Agreement of record ority created by a fix-

in Book 685, page 714; to Stormwater

matter that an accu-

Management Facili-

ties Construction and

Maintenance Agree-

ment of record in

Record Book 881, If the United States,

page 1655; to Utility the State of Tennes-

Easement to Lewis-

see, or any agency

burg Electric of rec-

thereof have any

ord in Book 806, liens on the property

page 360; to Ease- and are named

ment to the City of herein as interested

Lewisburg of record parties, timely notice

in Book 108, page has been given to

237; to Matters as them in accordance

shown on survey of with applicable law,

record in Record and the sale will be

Book 496, page 458; subject to any appli-

and Matters as cable rights of the re-

shown on plat of rec-

ord in Plat Cabinet such entities, as re-

G, page 84A, quired by 26 U.S.C.

Register's Office of § 7425 and/or T.C.A.

Marshall County, § 67-1-1433.

Tennessee.

The property will be

Being part of the sold, AS IS, WHERE

same property from IS, WITH ALL

Cameron Coble, a FAULTS, and with-

married man, con-

out warranty of any

veying his one-half kind, express or im-

interest, to JEFF plied, as to the con-

POARCH, a married dition of the property

man, by Quitclaim or any improvements

Deed dated April 14, thereon, including

2022, and recorded but not limited to

April 22, 2022, in merchantability or fit-

Record Book 871, ness for a particular

page 2756, Reg- purpose. The Substi-

tister's Office of said Trustee makes

county. Also being a no covenant of sei-

portion of the prop- sin or warranty of ti-

erty previously con- tle, express or im-

veyed to Jeff Poarch plied, and will only

and Cameron Coble, convey the property

as equal tenants in by Substitute Trus-

common, by War- tee's Deed. Except

Quit Claim from Ste- as noted above, all

ven Wayne Nix and right and equity of

Tate Nix, dated Sep- or otherwise, home-

tember 26, 2007, stead, and exemp-

and recorded Sep- tion are expressly

tember 26, 2007, in waived in the Deed

Record Book 496, of Trust.

page 458, said

Register's Office.

The sale held pur-

ant to this notice is

subject to the ex-

press reservation

that it may be re-

scinded by the Sub-

stitute Trustee at any

time. If the sale is re-

scinded for any rea-

son, the purchaser

shall only be entitled

to a refund of funds

tendered to pur-

chase the subject

(1) A. Four (4)

months from the

date of the first pub-

lication (or posting, as

the case may be) of

this notice if the

creditor received an

actual copy of this

sign(s), agent(s), notice to creditors at

the street address,

and attorney(s). The

right is reserved to

number(s), the legal

adjourn the sale to

another day, time, and

description shall another day, time,

BEING ALL OF LOT