

# Bargain Classified Ads



### Refrigerator

Household items, many VHS tapes, some furniture and all

### Schwinn bike

I'M MOVING OUT OF STATE AND MUST SELL

All for sale! Please email or call before stopping by the house. Sewing machine w/accessories & cover...used very little \$200

**You have a PERSONAL BARGAIN to SELL... We'll give you a BARGAIN to advertise it... FREE!**

Advertise any personal item (pets NOT included) priced at \$1,000 each or less. Price of single item must appear in ad and not to exceed \$1,000. \*\*Not for commercial or business use!\*

Ads are to be mailed, brought in or emailed. email: clerk@marshalltribune.com Bring to 1175 Nashville Hwy. or mail to: PO Box 2667 Lewisburg, TN 37091

## Publishing in the Tribune & Shopper for a total of 6 issues

### Legals

#### Legal Notice of Sale

Pursuant to a Default Judgment Order filed by W. Andrew Bobo, Administrator for the Estate of Rose Marie Griffin v Amy Vanderford and Wendi Hann being approved by Chancellor J. B. Cox of the Chancery Court of Marshall County, Tennessee, case number 19590, and entered and recorded in Minute Book 202; pages 597-599 and Minute Book 204; pages 653-656.

Pursuant to said Default Judgment Order the undersigned, Kimberlee Alsup as Special Commissioner, was Ordered to Sale said the property of Rose Marie Griffin. I will on **January 21, 2023 at 10:01 a.m.**, upon the premises at 440 Cathey Street, Lewisburg, Tennessee, offer for sale and sell at public outcry to the highest and best bidder for cash. Property further described for tax purposes in the office of the Assessor of Property for Marshall County as Map 71B, Group C, Parcel 12.00; District 3; with a lot size of 75 x 125. Said property will be sold with all existing utility lines and all easements (recorded or not recorded) that a title search may reveal.

Chancery Court Rules apply. Terms of sale on the real property will be 20% down the day of sale, balance due with final court approval. The 2022 taxes will be paid by the buyer. Deed will be delivered and possession given upon confirmation of the sale by the Chancery Court with closing date no later than February 27th, 2023.

All personal property belonging to Rose Marie Griffin located at 440 Cathey Street, Lewisburg, Tennessee will be sold on the same day, January 21, 2023 to the highest and best bidder for cash to be paid in full the day of sale.

Publication will run December 15, 22 and 29, 2022.

Kimberlee Alsup  
Special Commissioner

Appointed by the Chancery Court of Marshall County, TN

Lewisburg Water and Wastewater will hold their monthly Board meeting on Tuesday, December 20, 2022 at 12:00 p.m. located at 100 Water St. Lewisburg, TN.

#### NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated July 19, 2019, and the Deed of Trust of even date securing the same, recorded September 20, 2019, in Book No. 783, at Page 267, and modified on May 13, 2020, in

Book No. 806, at Page 863 in Office of the Register of Deeds for Marshall County, Tennessee, executed by Jeffery Mobley and Christina Mobley, conveying certain property therein described to Glenn Balletto as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for 1st Signature Lending, LLC, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Mid-First Bank.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by Mid-First Bank, will, on **February 6, 2023 on or about 2:00 PM, at the Marshall County Courthouse 201 Marshall County Courthouse, Lewisburg, TN 37091**, offer for sale certain property hereinafter described to the highest bidder FOR **certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Marshall County, Tennessee, and being more particularly described as follows:

**THE FOLLOWING DESCRIBED REALTY LOCATED IN THE FIRST (1ST) CIVIL DISTRICT OF MARSHALL COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS. TOWIT SAID TRACT LIES WHOLLY WITHIN MARSHALL COUNTY, TENNESSEE AND BOUND IN GENERAL BY HIX ON THE NORTH, SIMPSON LANE ON THE EAST, FRY ON THE SOUTH AND WILKERSON ON THE WEST. BEGINNING AT A LARGE MARKED WOODEN POST IN THE NORTHERLY MARGIN OF SIMPSON ROAD AT THE NORTHEAST CORNER OF FRY AS RECORDED IN BOOK 96, PAGE 579, ROMC, THENCE WITH SAID MARGIN NORTH 52 DEGREES 06 MINUTES EAST 314.0 FEET TO A POINT. THE SOUTHEAST CORNER OF HIX AS RECORDED IN BOOK 115, PAGE 75, ROMC, THENCE WITH HIS SOUTHERLY MARKED LINE NORTH 44 DEGREES 52 MINUTES WEST 841 7 FEET TO AN IRON POST IN WILKERSON'S LINE, THENCE WITH HIS EASTERLY LINE ALONG A PARTIAL ONE STRAND BARB WIRE FENCE, SOUTH 10 DEGREES 42 MINUTES WEST 389.2 FEET TO AN IRON POST AND A METAL SURVEY STAKE AT A FENCE CORNER, AN INTERIOR CORNER OF FRY, THENCE WITH HIS NORTH-**

**ERLY MARKED LINE. SOUTH 45 DEGREES 47 MINUTES EAST 583.6 FEET TO THE POINT OF BEGINNING AND CONTAINING 51 ACRES. MORE OR LESS BEGIN TRACT 26. LUNN'S STORE RANCHETTES (UNRECORDED) AND BEING ALL OF THE TRACT AS RECORDED IN BOOK 106, PAGE 837, ROMC, AND SHOWN ON MAP 5, PARCEL 2106, ACCORDING TO SURVEY MADE BY C K MCLEMORE, SURVEYOR**

**ALSO KNOWN AS: 5074 Simpson Lane Columbia, TN 38401**

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:

JEFFERY MOBLEY TENANTS OF CHRISTINA MOBLEY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. 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. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record. W&A No. 354414

DAT15D December 2, 2022  
W1115 N & ASSOCIATES, P.L.L.C.  
Successor Trustee  
12/08/2022 12/15/2022 12/22/2022

Notice of Public Hearing

The Board of Zoning Appeals of the Town of Chapel Hill, TN, will hold a Public Hearing for a variance request on the subdivision of property located at 209 N. Horton Hwy. The meeting will be held at Town Hall located at 4650 Nashville Hwy, Chapel Hill, TN 37034 at 5:30 PM on Monday, December 19, 2022.

#### NOTICE TO CREDITORS ESTATE OF ARDITH CHARLES HALL

Notice is hereby given that on the 30th day of September, 2022, letters of administration in respect of the Estate of **ARDITH CHARLES HALL** who died on May 19, 2021, were issued to Petitioner by the Chan-

cery Court, Case No. 19661 of Marshall County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1) A. Four (4) months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or

B. Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication (or posting) as described in (1)(a); or

(2) Twelve (12) months from the decedent's date of death.

This 8th day of December, 2022.

Petitioner,  
  
Renee B. Anderson  
Administratrix

Louisa Jackson Davis  
Attorney  
101 1st Avenue North  
Lewisburg, TN 37091

Kimberlee Alsup  
Clerk & Master

#### NOTICE TO CREDITORS ESTATE OF KELLIE JAN RUTLEDGE

Notice is hereby given that on the 8th day of December, 2023, letters of administration in respect of the Estate of **Kellie Jan Rutledge** who died on October 1st, 2022, were issued to Petitioner by the Chancery Court, Case No. 19863 of Marshall County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1) A. Four (4) months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or

B. Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication (or posting) as described in (1)(a); or

(2) Twelve (12) months from the decedent's date of death.

This 15th day of December, 2022.

Petitioner,  
  
Elizabeth Morgan Rutledge  
Administratrix

Billy W. Ostermann  
Attorney  
111 1st Avenue South, Suite 2  
Lewisburg, TN 37091

Kimberlee Alsup  
Clerk & Master

#### NOTICE TO CREDITORS ESTATE OF KENNETH JACKSON PHELPS, JR.

Notice is hereby given that on the 1st day of December, 2022, letters of Testamentary in respect of the Estate of **KENNETH JACKSON PHELPS, JR.** who died on July 29th, 2022, were issued to Petitioner by the Chancery Court Case No. 19860 of Marshall County, Tennessee. All persons, resident and nonresident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1) A. Four (4) months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or

B. Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication (or posting) as described in (1)(a); or

(2) Twelve (12) months from the decedent's date of death.

This 8th day of December, 2022.

Petitioner,  
  
Debbie Spray Phelps  
Executrix

Stephen S. Bowden  
Attorney  
P.O. Box 1757  
Lewisburg, TN 37091

Kimberlee Alsup  
Clerk & Master

Town Hall for public viewing.

#### NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, MARSHALL COUNTY

WHEREAS, Alton Turner, Jr. executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for F & M Bank, Lender and Jonathan R. Vinson, Trustee(s), which was dated July 1, 2019, and recorded on July 15, 2019, in Book 776, at Page 344 in Marshall County, Tennessee Register of Deeds.

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, Citizens Bank, N.A., (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, 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, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on January 31, 2023, at 10:00 AM at the usual and customary location at the Marshall County Courthouse, Lewisburg, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Marshall County, Tennessee, to wit:

Land in Marshall County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Carolyn McDonald ETAL Property of record in Plat Book F, Page 47A, corrected in Plat in Cabinet F, Page 53A, in the Register's Office for Marshall County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Grantor(s) herein by deed of even date and being recorded simultaneously herewith in Book 776, Page 341 (as Instrument No. 209273) in the Register's Office for Marshall County, Tennessee.

Parcel ID Number: **0211 B 016.02**  
Address/Description: **103 Maple St, Chapel Hill, TN 37034**  
Current Owner(s): **Alton Turner, Jr.**  
Other Interested Party(ies):

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that may be