

LEGALS & 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 February 6, 2007, executed by EDWARD D. NOWALK, unmarried, to Gail C. Victory, as Trustee for U.S. BANK NATIONAL ASSOCIATION ND, its successors and assigns, recorded on February 16, 2007 in Book 95, Page 334, in Instrument Number: 26046, in the Register of Deeds Office for Cannon County, Tennessee, to which reference is hereby made; and

WHEREAS, U.S. BANK NATIONAL ASSOCIATION, hereinafter "Creditor", the party entitled to enforce said security interest, having appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee, or its agent, by virtue of the power, duty, and authority vested in and imposed upon said Substitute Trustee, will, on April 24, 2025, at 2:00 PM local time, at the Cannon County Courthouse, 200 West Main Street, Woodbury, TN 37190, in Cannon County, Tennessee, offer for sale certain property hereinafter described to the highest bidder for cash or certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the Substitute Trustee. The property to be sold is described as follows:

REAL ESTATE SITUATED AND LOCATED IN THE 6TH CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON A P K NAIL IN THE CENTER OF A WOODEN BRIDGE OVER A CREEK ON THE BELLE HILL ROAD (SOMETIMES KNOWN AS THE TODD HOLLOW ROAD) AT THE NORTHWEST CORNER OF THIS TRACT; THENCE LEAVING THE ROAD SOUTH 16° 26' WEST 642.76 FEET TO THE SOUTHWEST CORNER OF THIS TRACT; THENCE SOUTH 69° 01' EAST 803.6 FEET TO A TWIN 16" WALNUT TREE AT A FENCE CORNER; THENCE SOUTH 61° 27' EAST 112.8 FEET TO A 24" WHITE OAK TREE ON THE WEST BANK OF A CREEK; THENCE NORTH 23° 21' EAST 141.3 FEET TO A FENCE CORNER AT THE NORTHEAST CORNER OF THIS TRACT; THENCE WITH A FENCE LINE ON THE WEST SIDE OF A PRIVATE RIGHT-OF-WAY NORTH 38° 00' WEST 122.4 FEET; THENCE NORTH 31° 11' WEST 128.25 FEET; THENCE NORTH 19° 42' WEST 303.83 FEET TO THE CENTER OF THE BELLE HILL ROAD; THENCE WITH THE ROAD NORTH 59° 37' WEST 158.42 FEET; THENCE NORTH 37° 22' WEST 208.56 FEET; THENCE NORTH 52° 08' WEST 115.0 FEET; THENCE NORTH 81° 12' WEST 126.97 FEET TO THE POINT OF BEGINNING, CONTAINING TEN (10) ACRES, MORE OR LESS, IN ACCORDANCE WITH A SURVEY AND A PLAT PREPARED THEREOF ON JULY 28, 1983, BY THOMAS D. COOK, TENNESSEE REGISTERED LAND SURVEYOR # 365. FOR IDENTIFICATION PURPOSES ONLY, SEE MAP 51, PARCEL 53, OFFICE OF THE COUNTY TAX ASSESSOR.

THIS CONVEYANCE IS SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY IN FAVOR OF BENTON LYLE DAVIS, SR., AND WIFE, ELSIE-RAE DAVIS, OF RECORD IN DEED BOOK 129, PAGE 274, OF SAID REGISTER'S OFFICE.

Commonly known as: 33 NOWALK LN WOODBURY, TN 37190

Parcel number(s): 053 026.00

In the event of a discrepancy between the legal description, the street address, and/or the parcel number(s), the legal description shall control.

The sale is subject to the following: tenant(s)/occupant(s) rights in possession, if any; 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 state or federal governmental agency; any prior liens or encumbrances; any priority created by a fixture filing; and any matter that an accurate survey of the property might disclose. Additionally, the following parties might claim an interest in the property: EDWARD D. NOWALK.

If the United States, the State of Tennessee, or any agency thereof have any liens on the property and are named herein as interested parties, timely notice has been given to them in accordance with applicable law, and the sale will be subject to any applicable rights of redemption held by such entities, as required by 26 U.S.C. § 7425 and/or T.C.A. § 67-1-1433.

The property will be sold AS IS, WHERE IS, WITH ALL FAULTS, and without warranty of any kind, express or implied, as to the condition of the property or any improvements thereon, including but not limited to merchantability or fitness for a particular purpose. The Substitute Trustee makes no covenant of seisin or warranty of title, express or implied, and will only convey the property by Substitute Trustee's Deed. Except as noted above, all right and equity of redemption, statutory or otherwise, homestead, and exemption are expressly waived in the Deed of Trust.

The sale held pursuant to this notice is subject to the express reservation that it may be rescinded by the Substitute Trustee at any time. If the sale is rescinded for any reason, the purchaser shall only be entitled to a refund of funds tendered to purchase the subject property, and shall have no further or other recourse against Creditor, the Substitute Trustee, or their successor(s), assign(s), agent(s), and attorney(s). The right is reserved to adjourn 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. Notice of such adjournment will also be mailed to interested parties when required by applicable law.

If you have any questions or concerns, please contact:

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 Attn: TN Foreclosure
 13010 Morris Rd, Ste 450
 Alpharetta, GA 30004
 (423) 498-7400
 tnfc@raslg.com

Please reference file number 25-276736 when contacting our office.

Investors website: <https://www.rascranesalesinfo.com/>

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

Convenience Center Hours of Operation

Mondays: 8:00 a.m. until 5:00 p.m.

Tuesdays: 8:00 a.m. until 5:00 p.m.

Wednesdays: Closed

Thursdays: 8:00 a.m. until 5:00 p.m.

Fridays: 8:00 a.m. until 5:00 p.m.

Saturdays: 8:00 a.m. until 5:00 p.m.

Sundays: Closed

PUBLIC HEARING NOTICE BEER BOARD MEETING

The Cannon County Beer Board will meet Tuesday, April 1, 2025, at 5:00 p.m. at the Adams Building Committee Meeting Room, 110 S. Tatum St. Woodbury, TN 37190. The purpose of this meeting is to consider an application for an on-premises beer permit for Megan Alexandra Brooks, located at 180 Mountain Spirits Lane, Woodbury, TN 37190. This meeting will be open to the public.

**Lana Jones
Cannon County Clerk**

NOTICE OF SALE BY FORECLOSURE

Matthew J. Ellis, Substitute Trustee, as recorded in Record Book 265, Page 843, on February 25, 2025, in the Register's Office for Cannon County, Tennessee, gives notice that the obligation of James A. Robinson to Matthew J. Ellis, Substitute Trustee for First Financial Bank NA, secured by a Deed of Trust of record in Record Book 195, Page 723, Register's Office for Cannon County, Tennessee, is in default.

Pursuant to the authority of said Deed of Trust, the following described realty will be sold at public auction to the highest bidder on the **1st day of April, 2025**, at 11:30 a.m., prevailing time at the Cannon County Courthouse, 200 West Main St., Woodbury, Tennessee 37190.

The realty involved is located in the Fifth (5th) Civil District of Cannon County, Tennessee, and is designated as:

Commencing from a P.K. Nail found in the center of Red Hill Road, the northwest corner of the previous property as described in Warranty Deed in Record Book 9, Page 633, in the Register's Office of Cannon County, Tennessee, being the property of Kevin George; thence along the center of Red Hill Road, South 65 degrees 02 minutes 47 seconds East a distance of 83.74 feet to a P.K. Nail set, the Point of Beginning for the herein described tract; thence continuing along the center of Red Hill Road, South 65 degrees 03 minutes 36 seconds East a distance of 12.65 feet to a P.K. Nail found; thence South 63 degrees 48 minutes 42 seconds East a distance of 156.54 feet to a P.K. Nail found; thence South 63 degrees 48 minutes 28 seconds East a distance of 71.00 to a P.K. Nail found, the previous northeast corner of the Kevin George tract; thence in a new division line along the center of Red Hill Road, South 63 degrees 49 minutes 00 seconds East a distance of 106.19 feet to a P.K. Nail set; thence leaving the center of Red Hill Road, South 33 degrees 16 minutes 39 seconds West a distance of 701.67 feet to an iron rod set; thence North 80 degrees 06 minutes 10 seconds West a distance of 264.75 to an iron rod set; thence North 25 degrees 41 minutes 36 seconds East a distance of 770.30 feet to the point of beginning; and having an area of 219,084.6 square feet, 5.03 acres, according to a survey dated June 27, 2006, by Precision Surveying, LLC.

Said realty is commonly known as: 1866 Red Hill Road, Woodbury Tennessee, 37190, 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.

For source of title: This being the same property conveyed to James Robinson by Special Warranty Deed of Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, dated November 4, 2009, of record in Record Book 123, Page 45, Register's Office for Cannon County, Tennessee on November 24, 2009. James Robinson and James A. Robinson are one and the same person.

The terms of the sale shall be cash, and the realty will be sold, in bar of all equities of redemption, homestead, dower, and all other rights of homestead exemption in, and equitable and statutory redemption of the property, and all marital rights of any type, nature and kind, all of which were waived in the referenced Deed of Trust, and all of such rights of James A. Robinson (aka James Robinson) and those claiming through him, subject to any (1) accrued and delinquent taxes; and (2) all matters that an accurate and current survey would disclose.

COUNTY TAXES - The aforementioned real property is subject to a lien or claimed lien of Cannon County, Tennessee for property taxes for the year 2024, which lien or claimed lien is against James Robinson.

The right is reserved to adjourn the date 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 is an attempt to collect a debt and any information obtained may be used for that purpose.

Matthew J. Ellis
Substitute Trustee

Prepared By:

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