

Marketplace



Legals

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 February 15, 2007, and the Deed of Trust of even date securing the same, recorded February 16, 2007, in Book No. T226, at Page 183, in Office of the Register of Deeds for Johnson County, Tennessee, executed by Nancy Holman and Bobby Holman, conveying certain property therein described to D. Williams as Trustee for CitiFinancial Services, Inc.; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Bayview Loan Servicing, LLC, a Delaware Limited Liability Company.

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 Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, will, on **August 1, 2018 on or about 12:00 PM, at the Johnson County Courthouse, Mountain City, Tennessee**, 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 Johnson County, Tennessee, and being more particularly described as follows:

ALL THAT CERTAIN REAL ESTATE SITUATE AND BEING IN THE TENTH CIVIL DISTRICT OF JOHNSON COUNTY, TENNESSEE, AND BEING THAT SAME TRACT OR PARCEL OF LAND AS WAS CONVEYED BY ELMA RUTH STANTON TO NANCY HOLMAN AND JOHNNY PAUL STANTON, BY DEED DATED SEPTEMBER 1, 2001, OF RECORD IN THE REGISTER'S OFFICE OF JOHNSON COUNTY, TENNESSEE, IN DEED BOOK 157, AT PAGE 322, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WITNESSED BY AN IRON PIN FOUND AT A POWER POLE IN THE GENERAL EASTERN EDGE OF DRAFT ROAD, AND THE LINE OF SHIRLEY WARD; THENCE, SOUTH 87 DEGREES, 45 MINUTES 00 SECONDS WEST, 19.00 FEET TO A POINT IN THE GENERAL CENTER OF DRAFT ROAD; THENCE, WITH THE GENERAL CENTER LINE OF SAID ROAD AS FOLLOWS: SOUTH 32 DEGREES, 45 MINUTES, 35 SECONDS EAST, 48.81 FEET TO A POINT; THENCE, SOUTH 29 DEGREES, 23 MINUTES, 22 SECONDS EAST, 47.40 FEET TO A POINT; THENCE, SOUTH 25 DEGREES, 36 MINUTES, 44 SECONDS EAST, 48.55 FEET TO A POINT; THENCE, SOUTH 23 DEGREES, 47 MINUTES, 03 SECONDS EAST, 48.53 FEET TO A POINT; THENCE, SOUTH 21 DEGREES, 33 MINUTES, 32 SECONDS EAST, 98.10 FEET TO A POINT; THENCE, LEAVING THE CENTER LINE OF THE DRAFT ROAD, NORTH 73 DEGREES, 25 MINUTES, 08 SECONDS EAST: 32.45 FEET TO A POINT IN THE GENERAL CENTER LINE OF A 15 FOOT ROADWAY

AND/OR RIGHT-OF-WAY: THENCE, WITH THE LINE OF STANTON AS FOLLOWS NORTH 05 DEGREES, 08 MINUTES, 20 SECONDS WEST, PASSING AN IRON PIN SET AT 12.00 FEET, AND AN IRON PIN SET AT 239.77 FEET, AN AGGREGATE DISTANCE OF 258.82 FEET TO A POINT IN FENCE IN THE LINE OF SHIRLEY WARD; THENCE, WITH THE LINE OF WARD, SOUTH 87 DEGREES, 45 MINUTES, 00 SECONDS WEST, 115.29 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.47 ACRE, MORE OR LESS, AS SURVEYED BY APPALACHIAN LAND SURVEY COMPANY, DATE OF AUGUST 29, 2001, AND A PLAT OR PLAN OF THE SAME BEING ATTACHED AS AN EXHIBIT TO THAT DEED FILED FOR RECORD IN THE REGISTER'S OFFICE OF JOHNSON COUNTY, TENNESSEE, IN DEED BOOK 157, AT PAGE 322, TO WHICH FURTHER REFERENCE IS HAD AND MADE FOR DESCRIPTION. EXCEPTING AND RESERVING FROM THE ABOVE PROPERTY IN EASEMENT FASHION IS ANY PART OR PORTION THEREOF CONSISTING THE ROADWAY AND/OR RIGHT-OF-WAY OF DRAFT ROAD AND/OR THE 15 FOOT RIGHT- OF-WAY ALONG THE SOUTHERN BOUNDARY OF SAID PROPERTY AS SHOWN AND SET FORTH ON SAID PLAT.

ALSO KNOWN AS: 215 Draft Road, Butler, TN 37640

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:

NANCY HOLMAN
BOBBY HOLMAN
MOUNTAIN STATES HEALTH ALLIANCE

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 for a period of two weeks. In such situations, notices will be mailed to interested parties of record. **W&A No. 331176**

DATED July 2, 2018

WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee
W&A No. 331176

Legals

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust bearing date of the 22nd day of June, 2013, of record in the Register's Office of Johnson County, Tennessee, in Trust Deed Book 275, at page 723, Curtus L. Reece, did convey to George T. Wright, Trustee, certain real estate to secure the payment of an indebtedness owed to Farmers State Bank and as stated in the said Deed of Trust, and

WHEREAS, the Deed of Trust provides that in the event of default of payment of the said debt secured by the said Deed of Trust and/or interest when due, the entire indebtedness shall, at the option of the Noteholder, become due and payable, and

WHEREAS, the Grantors of the Deed of Trust and the Makers of the said Note have failed to make payments as they became due, and the Owner of the Note secured by the Deed of Trust has accelerated and demanded the entire balance of the indebtedness so owed and as provided for under the Note and Deed of Trust; and

WHEREAS, by reason of default and acceleration of the debt made, the entire debt is now due and the Holder and Owner of the said debt and the Note evidencing the same has demanded the entire balance now due and payable and has instructed the undersigned Trustee to foreclose the Deed of Trust.

NOW, THEREFORE, by virtue of the authority in me vested as Trustee on the said Deed of Trust, I will, on the 3rd day of August, 2018, at the hour of 10:00 A.M., offer for sale and sell in front of the Courthouse door in Mountain City, Tennessee, to the last, highest and best bidder for cash, and in bar of equity of redemption, the following described real estate situate and being in the Sixth Civil District of Johnson County, Tennessee, and being that real estate as was conveyed by Curtus L. Reece to George T. Wright, Trustee, by Deed of Trust dated the 22nd day of June, 2013, of record in the Register's Office of Johnson County, Tennessee, in Trust Deed Book 275, at page 723, and more particularly described as follows:

BEGINNING at a point at edge of Sink Valley Road, corner to Ronnie Arthur Stout; thence N 6-20-26 W, 6.22 feet to an iron pin set; thence N 59-18-00 W, 119.19 feet to a fencepost; thence N 60-42-00 W, 216.11 feet to a metal post; thence N 60-15-57 W, 122.08 feet to a fencepost; thence N 38-54-08 E, 94.73 feet to a fencepost; thence N 40-02-17 E, 71.33 feet to a fencepost; thence N 46-34-01 E, 611.62 feet to a stake set corner to Tract No. 3 (18.99 acres) and corner to Ella Gregg (Deed Book 126, page 115); thence N 46-34-01 E, 14.83 feet to a point in line of Ella Faye and Terry Gregg; thence, with the line of Gregg S 37-14-24 E, 516.13 feet to a metal stake found on line 15.1 feet from corner; thence S 37-14-24 E, 15.10 feet to a point at edge of Sink Valley Road; thence with the point at edge of Sink Valley Road; thence with the edge of said road the following courses and distances, to-wit: S 38-30-19 W, 140.05 feet; thence a curve to the right delta 22-10-45, chord bearing S 49-35-41 W, radius 430.0 feet, length 166.45 feet, chord 185.81 feet; thence S 60-41-02 W, 305.36 feet to the point of BEGINNING and containing 8.25 acres all as shown on plat of survey entitled "Property of Kenneth C. Courtner and Patsy C. Courtner" dated November 20, 1998 as performed by Snyder Surveying Company, 166 Doe Creek Road, Butler, Tennessee 37640.

SUBJECT TO a right-of-way for Sink Valley Road.

The above property shown on Tax Map 82, Parcel 23, Tax Maps, Johnson County Assessor's Office.

The above property having an address of 3875 Sink Valley Road, Butler, Tennessee 37640.

The Trustee reserves the right to adjourn the sale to such other times and dates as announced on the date of sale, if any, the right to retreat and accept the second highest bid in the event of default of performance by the highest bidder at the said sale, and said sale, terms, and conditions being those as announced on the date of sale.

The sale of the subject property is without warranty of any kind and is further subject to the right of any tenants or other parties or entities in possession of the property.

This sale is subject to any unpaid taxes if any, any prior liens or encumbrances, leases, easements, and all other matters of record including but not limited to the priority of any fixture filing if the United States 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.S. 7425 and T.C.A. 67-1-1433. If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

Other parties of interest to which notice is given: 1) Tennessee Department of Revenue, 500 Deaderick Street, Nashville, TN 372424; 2) Farmers State Bank, 100 Main Street, P.O. Box 9, Mountain City, TN 37683.

ENTER this the 2nd day of July 2018, with the Tomahawk, a newspaper published in Johnson County, Tennessee for future publications therein and in accordance with the laws and statutes and in conformity with the trust instrument aforesaid, that is, to be published for three (3) consecutive times in weekly manner.

WRIGHT, TRUSTEE

GEORGE T.

IF THE out-of-door is your thing, don't miss reading Classified every day for great bargains.

Legals

171 Health Services

Experienced caregiver available 24/7. In your home. Mountain City or Butler areas. Call Irena 904-599-6377

Employment

180 General Employment

Wolf Tree has openings in local areas. We are looking for experienced foremen, climbers, trimmers, CDLs are helpful. Call Jeff 828-385-3636 or Randy 423-297-5371 to schedule an interview. Great pay and benefits including 4 day work week.

Help Wanted

298 Personal Services and Care

Live-in help needed to live with elderly woman. For more info: call 423-895-2097

Carpenter Wanted. Carpenter with own tools, experience. Must have valid drivers license and own transportation. No felony record, and able to pass drug test. Great opportunity for right person. 423-360-2753 423-727-9219 10AM-4PM.

Merchandise

420 Miscellaneous

Daylilies for sale. In full bloom. Hundreds of pots to choose from. 423-727-9748. Call before 9am or after 9pm. Please leave message.

Rentals

640 Unfurnished Apartments

1-bedroom apartment for rent
No smoking, No pets.
112 W. Main Street
423-943-9298

Apartment for rent in Mountain City. 2 bedroom, living room, kitchen/dining, 1 bath, deck, covered porch, water furnished. \$425/month plus deposit. No Pets. 423-335-5342.

Apartment for rent in Mountain City. 3 bedroom, living room, kitchen/dining, washer/dryer hookup, refrigerator, stove, bathroom, covered porch, water furnished, No Pets. \$600/month plus deposit. 423-335-5342

640 Unfurnished Apartments

APARTMENTS for RENT: Village Apartments, Mountain City, rent based on income, 1 BR for 62 & older or persons with disabling condition, 2 & 3 BR family units, convenient to downtown and medical facilities. (423) 727-9185 or TDD 1-800-848-0298 (TN Relay Center) Equal Housing Opportunity

650 House for Rent

3 Bed 2 Bath, 2 Car Garage. Mountain City. 1 acre lot. Creek frontage. Spacious. Storage . Huge Kitchen & Dining. Workshop. Decks with View 800.00 per month. NO PETS. References Required, Credit Check. First, Last & Deposit. Call Brenda @ 423-291-9700

670 Mobile Homes for Rent

Three bedroom two bathroom located in Mountain City city limits, Refrigerator, Range, Washer, Dryer, Large yard, City water, HUD accepted, No Animals, No smoking, References required, \$550 a month & \$600 security deposit (423) 297-7777

700 Business Property for Rent

Building/home for rent in downtown Mountain City, 4,240 sq ft of living space, 2,000 sq ft of store front. Can live above your own business! 5 bedroom, 3 bath, huge living room, TV room, game room or bonus room downstairs, huge kitchen/dining room and laundry room. Amazing woodwork inside, storefront has built-in check-out counter all wood, great display windows. \$1,000 per month plus deposit. For more info, call 616-262-5348. Available October.

Real Estate

710 House for Sale

REAL ESTATE CONNECTION

Search real estate houses, condos, commercial property land and more on Thetomahawk.com. Click on the Real Estate Connection banner at the top right of the home page. For advertising information contact Rita at: adsales@thetomahawk.com or 423-727-6121 x22.

730 Mobile Homes for Sale

1989 Fleetwood 14 x 48 2-bedroom single-wide mobile home. Buyer must move. Shown by appointment only. Trade, TN \$7,000. Call 864-292-8297.

900 Import Automobiles

Porsche 911. I am looking to buy an Air-Cooled Porsche 911 in any condition, running or not running. I am a local in the Knoxville area and a serious buyer. Please call Jason 865-621-4012

727-6121 x10
classifieds@thetomahawk.com

REPORT OF THE DIRECTOR OF THE OFFICE OF STATE AND LOCAL FINANCE

We have reviewed the budget submitted to our office by the Cold Springs Utility District for fiscal year ending August 31, 2019, and it appears that its budgeted revenues will be sufficient to meet anticipated cash expenditures for the fiscal year.

Sandra Thompson
Sandra Thompson, Director
Office of State and Local Finance
June 28, 2018

DO YOU LIKE WRITING, KNOW YOUR WAY AROUND MOUNTAIN CITY-JOHNSON COUNTY AND WANT TO EARN EXTRA MONEY? LET US KNOW.



THE TOMAHAWK IS ALWAYS LOOKING FOR FREELANCE WRITERS. Call 423-727-6121 or email bthomas@thetomahawk.com

Vannoy Construction is now accepting applications from CDL Dump Truck Drivers
Minimum of 5 years experience preferred. Please apply in person at 1608 Highway 221 North, Jefferson, NC 28640. Pre-employment drug test required. Equal Opportunity Employer

GET NOTICED WITH THE TOMAHAWK YARD SALES

\$10.00 per week

YARD SALE PACKAGE

- CLASSIFIED AD IN THE TOMAHAWK (up to 20 words/each additional word .29¢)
- TOMAHAWK ONLINE, HOME PAGE LINK TO YOUR AD (same ad that runs in the newspaper)
- (2) YARD SIGNS

CALL TODAY 727-6121

YARD SALE
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