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We will not knowingly accept any advertising for residential real estate that appears to or violate federal and/or state and local law.

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ORDER OF PUBLICATION

TO: SOTERO SEGURA CASTRO
Defendants' Name

Plaintiff

vs.

Defendant

Case No: 35.330 in the Chancery Court of Bedford County at Shelbyville

In this cause, it appearing from the complaint which is sworn to that the current residence of **SOTERO SEGURA CASTRO**, is unknown and cannot be ascertained despite diligent inquiry. He is hereby required to appear before the undersigned Clerk and Master and make defense to the complaint and serve a copy of his answer on plaintiff's solicitor, Brenda S. Bramlett, 885 Union Street, Suite B, P.O. Box 967, Shelbyville, TN 37162, or otherwise wise judgement by default will be taken against him for the relief demanded in the complaint. It is further ordered that this notice be published for four consecutive weeks in the Bedford Post.

THIS 7 DAY OF

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MAY, 2025

CURT M. COBB,
Clerk and Master

Attorney for Plaintiff:
BRENDA S. BRAMLETT, P.O. Box 967, Shelbyville, TN 37162

This notice should run four consecutive weeks, commencing on: 5/28/25, 6/4/25, 6/11/25, 6/18/25.

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated AUGUST 25, 2020, and the Deed of Trust of even date, securing said Note recorded AUGUST 27, 2020 in Book TD974, at Page 104-116, as Document #20006559, in the Register's office for Bedford County, Tennessee, executed by GABRIELA FLORES, UNMARRIED WOMAN, conveying the certain property described therein to GREG SMITHERS, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR IBERIABANK, A DIVISION OF FIRST HORIZON BANK its successors and assigns and to MARI-NOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record JANUARY 31, 2024 in the Register's office for Bedford County, Tennessee in Book TD1109, at Page 156-158, as Document #24000761.

WHEREAS, the owner and holder of the Note has declared the entire indebtedness due and payable and demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

NOW, THEREFORE, notice is hereby given that an agent of Marinosci Law Group, P.C., as Successor Trustee, pursuant to the power, duty and authority vested in and conferred upon said Successor Trustee, by the Deed of Trust, will on June 24, 2025 at 11:00 AM at the main entrance of the Bedford County Courthouse, 1 Public Square, Shelbyville, TN 37160 offer for sale to the highest bidder for cash, and free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Bedford County, Tennessee, described as follows:

THE LAND REFERRED TO HEREIN BELOW IS

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SITUATED IN THE COUNTY OF BEDFORD, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: BEING ALL OF LOT NO. 3 OF BLOCK "C" OF THE FRANK G. SHARPE NORTH HIGHLAND ADDITION TO THE CITY OF SHELBYVILLE, TENNESSEE, A PLAT OF WHICH IS OF RECORD IN DEED BOOK 17, PAGE 224, REGISTER'S OFFICE OF BEDFORD COUNTY, TENNESSEE. SAID LOT FRONTS 75 FEET ON THE SOUTH SIDE OF CEDAR STREET AND RUNS BACK IN A SOUTHERLY DIRECTION BETWEEN PARALLEL LINES 145 FEET, MORE OR LESS, TO THE NORTH SIDE OF A TEN FOOT ALLEY. SAID LOT IS BOUNDED ON THE NORTH BY EAST CEDAR STREET; ON THE EAST BY LOT NO. 4 BLOCK "C"; ON THE SOUTH BY A TEN FOOT ALLEY; AND ON THE WEST BY LOT NO. 2, BLOCK "C".

BEING THE SAME PROPERTY CONVEYED TO CHARLES F. FISHBACK, SR., AND WIFE, NANCY M. FISHBACK, BY WARRANTY DEED FROM JAMES R. WARREN, JR., AND WIFE, JOANN R. WARREN, DATED APRIL 25, 1974 AND RECORDED MAY 3, 1974 IN BOOK D125, PAGE 425, REGISTER'S OFFICE FOR BEDFORD COUNTY, TENNESSEE, AND FURTHER BEING THE SAME PROPERTY CONVEYED TO CHARLES TUBBERVILLE AND WIFE, TWILA TUBBERVILLE, BY WARRANTY DEED FROM NANCY M. FISHBACK, A WIDOW, DATED JANUARY 25, 2019 AND RECORDED JANUARY 25, 2019 IN BOOK D348, PAGE 692, REGISTER'S OFFICE FOR BEDFORD COUNTY, TENNESSEE. BY WAY OF RECITAL, CHARLES F. FISHBACK, SR. PREDECEASED HIS WIFE, NANCY M. FISHBACK, AND SHE BECAME THE OWNER OF THE SUBJECT PROPERTY AS THE SURVIVING TENANT BY THE ENTIRETY. FURTHER, BEING THE SAME PROPERTY CONVEYED TO GABRIELA FLORES, BY WARRANTY DEED FROM CHARLES TUBBERVILLE AND WIFE, TWILA TUBBERVILLE, IN SAID REGISTER'S OFFICE FOR BEDFORD COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO GRANTOR(S) BY DEED OF RECORD IN RECORD BOOK OR INSTRUMENT # D359, PAGE 485, REGISTER'S OFFICE, BEDFORD, STATE OF TENNESSEE.

This is an attempt to collect a debt, and any information obtained will be utilized for that purpose.

Marinosci Law Group, P.C., Successor Trustee 555 Perkins Extended, Suite 445 Memphis, TN 38117
Office: (901) 203-0680
Fax: (901) 440-0561

Publication Dates: 05/14/2025, 05/21/2025, 05/28/2025

PUBLIC NOTICE

The Bedford County Financial Management Committee will meet on Tuesday, June 3 @ 5:30PM for a Budget Meeting in Room 110 at Bedford County Business Complex, 200 Dover St, Shelbyville, TN.

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on June 10, 2025, at or about

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shall be held 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; to any matter that an accurate survey of the premises might disclose; and subject to, but not limited to, the following parties who may claim an interest in the above-referenced property: ASCEND FEDERAL CREDIT UNION, GABRIELA FLORES, GOODLEAP, LLC, UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE AND ITS SUCCESSORS AND ASSIGNS, OCCUPANTS/TENANTS OF 112 E. DAR ST, SHELBYVILLE, TN 37160.

To the best of the Successor Trustee's knowledge, information, and belief, there are no other Federal or State tax lien claimants or other claimants upon the subject property which would require notice pursuant to the terms and provision of T.C.A. § 35-5-104 or T.C.A. § 67-1-1433 or 26 U.S.C. § 7425.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The Successor Trustee may postpone the above referenced sale from time to time as needed without further publication. The Successor Trustee will announce the postponement on the date and at the time and location of the originally scheduled sale.

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Marinosci Law Group, P.C., Successor Trustee 555 Perkins Extended, Suite 445 Memphis, TN 38117
Office: (901) 203-0680
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11:00 AM, local time, at the main entrance to the Bedford County Courthouse, 1 Public Square, Shelbyville, TN 37160, pursuant to the Deed of Trust executed by Samantha Southerland and William C Southerland, wife and husband, to Eric Heath, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Highlands Residential Mortgage, LTD. dated December 15, 2021, and recorded on December 27, 2021, in Book TD1036, Page 702, Instrument No. 21011491, in the Register's Office for Bedford County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Bedford County Register's Office. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: NewRez LLC dba Shellpoint Mortgage Servicing

Other interested parties: None

The hereinafter described real property located in Bedford County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: Tract No. 1:

Land in Bedford County, Tennessee, being Lot No. 17 on the Plan of Country-side Estates Subdivision of record in Plat Cabinet "A", Envelope 123, in the Register's Office for Bedford County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract No. 2:

Being a certain tract of land identified as Lot 21 of Country-side Estates Subdivision, Section II, a plat of which appears of record in Plat Cabinet "F" Envelope 123, Register's Office of Bedford County, Tennessee, to which reference is here made for a more definite description. This tract of land consists of a total of 3.77 acres.

Being also known as 160 Haskins Chapel Road Lewisburg, Tennessee 37091.

Being the same property conveyed to Samantha Southerland and William C. Southerland, wife and husband by deed from Jennifer L. Aldridge and husband, Andrew Aldridge of record in Book / Record Book / Deed Book / Volume D370, Page 416, or Instrument# 21011490, Register's Office for Bedford County, TN.

Street Address: The

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street address of the property is believed to be 160 Haskins Chapel Road, Lewisburg, TN 37091, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 082-051.00-000

Current owner(s) of Record: Samantha Southerland and William C Southerland

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. The title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to adjourn the sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of sale.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Padgett Law Group. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.

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.

Street Address: The

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Padgett Law Group, Substitute Trustee 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312
422-2520 (telephone)
422-2567 (facsimile)
attorney@padgettlawgroup.com

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NOTICE TO CREDITORS

Estate of
James Richard Muehlhauser

Deceased

Case Number 2CH1-2025-PR-35322

Notice is hereby given that on May 2 of 2025, Letters Testamentary in respect of the estate of James Richard Muehlhauser, who died 2/20/2025, were issued to the undersigned by the Bedford County Chancery Court of Bedford 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 described in (1)(A); or
(2) twelve (12) months from the date of the first publication (or posting) as described in (1)(A); or
Jeffery Alan Jones, Executor

Ashley D Stearns Attorney

Curt M. Cobb by Angela Hayes, Clerk & Master

Publication Dates: 5/28/2025 6/4/2025

James Andrew Muehlhauser, Executor

Trisha L Henegar Attorney

Curt M. Cobb by Angela Hayes, Clerk & Master

Publication Dates: 5/28/2025 6/4/2025

NOTICE TO CREDITORS

Estate of
Walter Lee Pruitt

Deceased

Case Number 2CH1-2025-PR-35328

Notice is hereby given that on May 12 of 2025, Letters Testamentary in respect of the estate of Wal-

ter Lee Pruitt, who died 4/26/2025, were issued to the undersigned by the Bedford County Chancery Court of Bedford 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 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 the first publication (or posting) as described in (1)(A); or
(2) twelve (12) months from the decedent's date of death.

Jeffery Alan Jones, Executor

Ashley D Stearns Attorney

Curt M. Cobb by Angela Hayes, Clerk & Master

Publication Dates: 5/28/2025 6/4/2025

490 GARAGE & RUMMAGE SALES

Creekwood Yard Sale
Multi-family sale HWY 64 W
May 31 7am-4pm
Rain date is June 7
Plus size, baby items, mens jeans, flower pots & much more

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