

LEGALS & PUBLIC NOTICES

TRUSTEE’S NOTICE OF SALE OF REAL ESTATE AND AFFIXED MANUFAC- TURED HOME

ANTHONY R. STEELE is the Trustee of a Deed of Trust executed on December 11, 2006, by RONALD D. INYART and wife, ROX-ANNE INYART. The Deed of Trust appears of record in the Register’s Office of Cannon County, Tennessee, at **Record Book 93, Page 163** (“Deed of Trust”). The Trustee will sell the property described in the Deed of Trust at a foreclosure sale requested by the current holder of the Deed of Trust and underlying indebtedness, **Vanderbilt Mortgage and Finance, Inc.** Pursuant to T.C.A. §47-9-604 this sale shall also include the affixed manufactured home described as one (1) 2005 Southern Homes Manufactured Home bearing Serial Number DESAL0937AB.

Sale Date and Location: OCTOBER 1, 2026, at 10:00 a.m. at the front door of the Cannon County Courthouse, 200 West Main Street, Woodbury, TN 37190. The terms of sale shall be payment by cashier’s check or certified funds immediately upon conclusion of the sale.
Third-party internet posting website: foreclosure-tennessee.com

Property Description: Abbreviated description per TCA 35-5-104(a)(2) is the property referenced and described in the Deed of Trust and additionally at Deed Book 128, Page 21, and commonly known as **4657 Dickens Hill Road, Bradyville, Cannon County, TN 37026.**
Property Address: **4657 Dickens Hill Road, Bradyville, Cannon County, TN 37026.**
Tax Map Identification No.: **080-008.00** (However, the property description shall control in the event of any inconsistencies between the description and address or tax identification number).

Parties Interested: Rick Butler (Record Book 160, Page 224).

All sales of Property, both real and personal, are “AS IS” and “WHERE IS” without representation or warranty as to merchantability or fitness for a particular purpose or of any kind, except as to title and authority to convey. The sale of the described property is subject to all matters shown on any recorded plan; any unpaid taxes, any restrictive covenants, easements, set-back lines, prior liens, encumbrances, if any, and any other priority as may appear in the public records. Title to the manufactured home may be transferred by Bill of Sale or Certificate of Title, as the case may require. The right is preserved 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.

THE PURPOSE OF THIS COMMUNICATION IS TO COLLECT THE DEBT AND ANY INFORMATION OBTAINED AS A RESULT WILL BE USED FOR THAT EXPRESS PURPOSE ONLY. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

This the 28th day of August, 2026.

Anthony R. Steele, Trustee

Winchester, Sellers, Foster & Steele, P.C.
P. O. Box 2428
Knoxville, TN 37901
(865) 637-1980

Publication Dates: September 8, 15 and 22, 2026.

INVITATION FOR BIDS

Cannon County, Tennessee will receive bids for various kitchen equipment for the Cannon County CDBG-CV Food Insecurities Project until 10:30 a.m. Central Standard Time on Tuesday, September 15, 2026 at the Cannon County Courthouse Annex, Finance Office, 110 South Tatum Street, Suite 216, Woodbury, Tennessee 37190. All bids will be publicly opened and read aloud at 10:30 a.m. CST on that same date.

Bids must be submitted in a sealed envelope, bearing on the outside the name and address of the Bidder and the name of the project: “Cannon County CDBG-CV Food Insecurities Project.” If forwarded by mail, the sealed envelope must be enclosed in another envelope.

Bid specifications and forms may be obtained by contacting Amanda Mainord of Grassroots Planning & Consulting at 931-267-7048 or grassrootsplanning@gmail.com.

Bids may be held by the Cannon County for a period not to exceed 30 days from the date of the opening of bids for the purpose of reviewing the bids and investigating the qualifications of the bidders prior to awarding the contract.

Cannon County is an Equal Opportunity Employer. Cannon County prohibits discrimination on the basis of race, color, religion, sex, or national origin, in the admissions or access to, or treatment, or employment in its programs or activities.

Greg Mitchell
Cannon County Executive

SUBSTITUTE TRUSTEE’S NOTICE OF SALE

Sale at public auction will be on **October 22, 2026 at 2:00PM local time**, at the center inside courthouse, Cannon County Courthouse, 200 West Main Street, Woodbury, Tennessee pursuant to Deed of Trust executed by David M. Morse and Deanna J. Morse, to Donald K. Holsinger, Jr., Trustee, as trustee for Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for FirstBank on August 23, 2011 at Book 133, Page 951-960;and corrected by affidavit filed at Book 134, page 388 conducted by LLG Trustee TN LLC, having been appointed Substitute or Successor Trustee, all of record in the Cannon County Register’s Office. Default has occurred in the performance of the covenants, terms, and conditions of said Deed of Trust and the entire indebtedness has been declared due and payable.

Party Entitled to Enforce the Debt: Wells Fargo Bank, N.A., its successors and assigns.

The real estate located in Cannon County, Tennessee, and described in the said Deed of Trust will be sold to the highest call bidder. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warrant is intended.

Street Address: 181 Appaloosa Lane, Woodbury, Tennessee 37190
Parcel Number: 013 028.00
Current Owner(s) of Property: Deanna J. Morse and Deena L. Morse

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 government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, including those created by a fixture filing or any applicable homeowners’ association dues or assessments; any 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; all claims or other matters, whether recorded or not, which may encumber the purchaser’s title and any matter that an accurate survey of the premises might disclose. The following parties may claim an interest in the above-referenced property to be affected by the foreclosure: any judgment creditor or lien holder with an interest subordinate to the said Deed of Trust or any party claiming by, though, or under any of the foregoing. Such parties known to the Substitute Trustee may include: Secretary of Housing and Urban Development. Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower to the extent disclaimed or inapplicable, and the rights of David M. Morse and Deanna J. Morse, and those claiming through him/her/it/them. Any right of equity of redemption, statutory and otherwise, and homestead are waived in accord with the terms of said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to postpone or adjourn the sale to another time certain or to another specified date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announcing on the date, time, and location of each sale set forth above or any subsequent postpone or adjourned date, time, and location of sale; provided, however if the sale is postponed or adjourned for less than five (5) days after the original sale, announcement by internet posting is not required.

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/bank check made payable to or endorsed to LOGS Legal Group LLP. 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 only by the Substitute Trustee at any time. If the Substitute Trustee rescinds the sale, the purchaser shall only be entitled to a return of any money paid towards the purchase price and shall have no other recourse. Once the purchaser tenders the purchase price, the Substitute Trustee may deem the sale final in which case the purchaser shall have no remedy. The real property will be sold AS IS, WHERE IS, with no warranties or representations of any kind, express or implied, including without limitation, warranties regarding condition of the property or marketability of title.

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.

This Notice of Sale can be viewed online by Coast to Coast Posting at [HTTPS://Coasttocoastposting.com](https://Coasttocoastposting.com)

LLG Trustee TN LLC
Substitute Trustee
8520 Cliff Cameron Dr., Suite 330
Charlotte, NC 28269
Phone (704) 333-8107
Fax (704) 333-8156

File No. 26-127170

NOTICE TO CREDITORS
Estate of Rodney Coleman Patterson, Notice is hereby given that on the 17th day of August, 2026. Letters of Administration or Letters Testamentary in respect of the estate of Rodney Coleman Patterson, deceased were issued to the undersigned of Chancery Court of Cannon County, TN. All persons both resident and non-residents, having claims matured and unmatured against the estate are required to file same with the Clerk of the Chancery Court

on or before the earlier of the dates prescribed in (1) or (2), otherwise 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 the Notice to Creditors at least sixty (60) days before the date of the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty days from the date of the creditor receiving 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 decedents death. This is the 17th day of August, 2026. Melissa Jo Anderson, Executrix of the estate of Rodney Coleman Patterson, deceased DANA DAVENPORT, CLERK & MASTER
Tara J. Cowan Olver Attorney For The Estate
