

# LEGALS & PUBLIC NOTICES

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| <b>NOTICE TO CREDITORS</b><br>Estate of Wanda Faye Byford,<br>Notice is hereby given that on the 18th day of July, 2025. Letters of Administration in respect of the estate of Wanda Faye Byford, 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 18th day of July, 2025. Rebecca Reedy, administratrix of the estate of Wanda Faye Byford, deceased.<br>DANA DAVENPORT, CLERK & MASTER<br>Tara J. Cowan<br>Attorney For The Estate<br><br>***** | <b>NOTICE TO CREDITORS</b><br>Estate of Linda Darlene Holt,<br>Notice is hereby given that on the 25th day of July, 2025. Letters of Administration in respect of the estate of Linda Darlene Holt, 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 25th day of July, 2025. Christopher Paul LaFever, administrator of the estate of Linda Darlene Holt, deceased.<br>DANA DAVENPORT, CLERK & MASTER<br>Matthew D. Cowan<br>Attorney For The Estate<br><br>***** |
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| <b>NOTICE TO CREDITORS</b><br>Estate of Jan Powell,<br>Notice is hereby given that on the 17th day of July, 2025. Letters Testamentary in respect of the estate of Jan Powell, 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 July, 2025. Justin Carroll Fann, executrix of the estate of Jan Powell, deceased.<br>DANA DAVENPORT, CLERK & MASTER<br>Noah Conner<br>Attorney For The Estate<br><br>***** |
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## 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 November 27, 2019, executed by KOTY BRYAN LYNCH and REBEKAH L. LEE conveying certain real property therein described to FOUNDATION TITLE & ESCROW MURFREESBORO, as Trustee, as same appears of record in the Register’s Office of Cannon County, Tennessee recorded December 5, 2019, in Deed Book 200, Page 161 (also see Affidavit of record in Record Book 271, Page 113); and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to FREEDOM MORTGAGE CORPORATION who is now the owner of said debt; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register’s Office of Cannon County, Tennessee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on September 2, 2025 at 12:00 PM At the County Courthouse Square, Cannon County Courthouse, 200 West Main Street, Woodbury, TN 37190, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Cannon County, Tennessee, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CANNON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:  
BEGINNING ON AN IRON PIN IN ORVILLE SMITH’S SOUTH BOUNDARY LINE, THIS POINT BEING EDDIE PARKER’S NORTHEAST CORNER; RUNNING THENCE SOUTH 04 DEG. 35 MIN. WEST 510.0 FEET WITH EDDIE PARKER AND OTHER JAMES T. PARHAM REALTY TO AN IRON PIN IN THE NORTH MARGIN OF A 50-FOOT IN WIDTH ROAD RIGHT-OF-WAY; THENCE SOUTH 85 DEG. 02 MIN. EAST 200.0 FEET WITH SAID RIGHT-OF-WAY MARGIN TO AN IRON PIN; THENCE NORTH 04 DEG. 35 MIN. EAST 510.0 FEET TO AN IRON PIN; AND, THENCE NORTH 85 DEG. 02 MIN. WEST 200.0 FEET OT THE POINT OF BEGINNING, CONTAINING 2.34 ACRES, MORE OR LESS, IN ACCORDANCE WITH A SURVEY AND A PLAT PREPARED THEREOF ON MAY 27, 1982, BY ROBERT NORMAN KANTER, TENNESSEE REGISTERED LAND SURVEYOR #995. SURVEYOR KANTER DESCRIBES THIS AS LOT #9 IN HIS RE-DIVISION PLAT OF THE J.H. BROWN ESTATE SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 122, REGISTER’S OFFICE, CANNON COUNTY, TENNESSEE.

AND

LOCATED IN THE MIDWAY COMMUNITY, AND BEGINNING ON AN IRON PIN IN THE EAST MARGIN OF TENNESSEE STATE HIGHWAY #53, THIS POINT BEING EDDIE D. AND KAREN M. PARKER’S SOUTHWEST CORNER THEREIN (LOT ‘A’); THENCE SOUTH 85 DEG. 02 MIN. EAST 420.0 FEET WITH THE PARKER BOUNDARY LINE TO A STAKE; THENCE SOUTH 04 DEG. 35 MIN. WEST 150 FEET TO A STAKE; THENCE NORTH 85 DEG. 02 MIN. WEST 420.0 FEET TO A STAKE IN THE EAST MARGIN OF SAID HIGHWAY; AND, RUNNING THENCE ABOUT NORTH WITH SAID HIGHWAY MARGIN 150 FEET TO THE POINT OF BEGINNING, CONTAINING 1.45 ACRES, MORE OR LESS, IN ACCORDANCE WITH A SURVEY AND A PLAT PREPARED THEREOF ON OCTOBER 14, 1980, BY ROBERT NORMAN KANTER AS LOT “B”, WHICH IS A RE-DIVISION OF TRACT #2 AND TRACT #3 OF THE J.H. BROWN ESTATE SUBDIVISION.

AND

A CERTAIN TRACT OF LAND OR PARCEL OF LAND IN THE 5TH CIVIL DISTRICT OF CANNON COUNTY, STATE OF TENNESSEE, AS FOLLOWS:

BEGINNING ON A POINT IN THE EAST MARGIN OF HIGHWAY 53 BEING THE PRESENT NORTHWEST CORNER OF THE GRANTEES HEREIN, RUNNING THENCE IN AN EASTERLY DIRECTION WITH GRANTEES NORTH BOUNDARY LINE 420 FEET TO A FENCE POST; RUNNING THENCE IN A NORTHERLY DIRECTION 75 FEET TO A FENCE POST, RUNNING THENCE IN A WESTERLY DIRECTION 420 FEET TO A FENCE POST IN THE EAST MARGIN OF HIGHWAY 53, RUNNING THENCE IN A SOUTHERLY DIRECTION WITH THE EAST MARGIN OF SAID HIGHWAY 75 FEET TO THE POINT OF BEGINNING, CONTAINING .73 ACRES, MORE OR LESS.  
TAX MAP REFERENCE: PARCEL 086-036.00

Parcel ID: 086-036.00

PROPERTY ADDRESS: The street address of the property is believed to be **11751 JIM CUMMINGS HWY, BRADYVILLE, TN 37026**. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

CURRENT OWNER(S): KOTY BRYAN LYNCH, REBEKAH L. LEE

OTHER INTERESTED PARTIES:

THE UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS

The sale of the above-described property shall be subject to all matters shown on any recorded plat; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; 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. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded 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. All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Rubin Lublin TN, PLLC, Substitute Trustee  
3145 Avalon Ridge Place, Suite 100  
Peachtree Corners, GA 30071  
rlselaw.com/property-listing  
Tel: (877) 813-0992  
Fax: (470) 508-9401  
A copy of this notice is being published at [www.BetterChoiceNotices.com](http://www.BetterChoiceNotices.com)

Additional Legal Ads on Page B3