

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS

Estate of Rebecca Sue Bang,
Notice is hereby given that on the 22nd day of August, 2025. Letters Testamentary in respect of the estate of Rebecca Sue Bang, 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 22nd day of August, 2025.

Jennifer Guilfayle and
Johnathan Robert Bang,
co-executors of the estate
of Rebecca Sue Bang,
deceased.

DANA DAVENPORT,
CLERK & MASTER

Tara J. Cowan
Attorney For The Estate

The Cannon County Board of Zoning Appeals meets at 5:30pm and **Planning Commission** meets at 6:00pm, 4th Tuesday of each month at Cannon County Courthouse.

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated September 13, 2006, and recorded September 21, 2006, at Book 170, Page 430, Instrument No. 75232, in the Office of the Register of Deeds for Warren County, Tennessee, executed by Jim Bob Prater and Johnnie F Prater, conveying certain property therein described to Infinity Title, LLC as Trustee for beneficiary therein.

WHEREAS, the current holder and beneficiary of the indebtedness under the Deed of Trust is The Bank Of New York Mellon f/k/a The Bank Of New York As Trustee for the Certificate Holders of CWABS Inc., Asset-Backed Certificates, Series 2007-BC1 and assigns by that Assignment of Deed of Trust dated May 26, 2011, recorded June 6, 2011 at Book 280, Page 98, Instrument No. 110673 in the Office of the Register of Deeds for Warren County, Tennessee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Quintairos, Prieto, Wood & Boyer, P.A. as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by The Bank Of New York Mellon f/k/a The Bank Of New York As Trustee for the Certificate Holders of CWABS Inc., Asset-Backed Certificates, Series 2007-BC1, by that Appointment of Substitute Trustee recorded July 28, 2025 at Book 686, Page 341, Instrument No.182980 in the Office of the Register of Deeds for Warren County, Tennessee, will, on October 06, 2025 at 12:00 PM, at the Warren County Courthouse, 111 South Court Square, McMinnville, TN 37110 offer for sale certain property hereinafter described to the highest bidder FOR certified funds paid at the conclusion of the sale. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Warren County, Tennessee, and being more particularly described as follows:

Land situated in Warren County, Tennessee to wit:

BEING PART OF THE SAME PROPERTY CONVEYED TO JIM BOB PRATER BY WARRANTY DEED DATED 08/16/1989, OF RECORD IN DEED BOOK 258, PAGE 651, AND BY WARRANTY DEED DATED 08/14/1990, OF RECORD IN DEED BOOK 281, PAGE 494, AND BY WARRANTY DEED DATED 08/14/1990 RECORDED IN DEED BOOK 282, PAGE 951 IN THE REGISTERS OFFICE FOR WARREN COUNTY, TENNESSEE

TRACT I
BEGINNING ON AN IRON PIN IN THE NORTH MARGIN OF PEACH AVENUE; THENCE NORTH 08° 40' WEST 608.55 FEET TO AN 8" OAK; THENCE SOUTH 88° 17' EAST 326.77 FEET TO AN IRON PIN; THENCE SOUTH 85° 15' EAST 113.67 FEET TO AN IRON PIN; THENCE SOUTH 04° 37' WEST 230.31 FEET TO AN IRON PIN; THENCE SOUTH 04° 36' WEST 387.84 FEET TO THE NORTH MARGIN OF PEACH AVENUE; THENCE WITH THE NORTH MARGIN OF PEACH AVENUE NORTH 80° 28' WEST 180 FEET AN IRON PIN; THENCE NORTH 85° 24' WEST 72.33 FEET TO AN IRON PIN; THENCE SOUTH 87° 52' WEST 48.98 FEET TO THE POINT OF BEGINNING, CONTAINING 5.13 ACRES, MORE OR LESS ACCORDING TO THE SURVEY OF TORN B. THAXTON (REGISTERED LAND SURVEYOR NO. 105) DATED AUGUST 10, 1989.

TRACT II
BEGINNING AT AN IRON PIN IN THE SOUTHERN MARGIN OF RIVER ROAD; THENCE WITH THE SOUTH MARGIN OF SAID ROAD SOUTH 67 DEG 42' EAST 169.25 FEET TO AN IRON PIN; THENCE CONTINUING WITH SAID ROAD SOUTH 63 DEG. 45' EAST 161.31 FEET TO AN IRON PIN; THENCE NORTH 14 DEG. 28' EAST 668.72 FEET TO A POINT; THENCE NORTH 80 DEG. 48' WEST 380 FEET TO A POINT; THENCE SOUTH 09 DEG. 15' WEST 580.24 FEET TO AN IRON PIN IN THE SOUTHERN MARGIN OF RIVER ROAD. CONTAINING 5.01 ACRES, MORE OR LESS.

TRACT III
BEGINNING AT A STAKE ON THE NORTH SIDE OF PEACH AVENUE, THENCE NORTH 08° 40' WEST 608.55 FEET TO AN 8" OAK; THENCE NORTH 88° 41' WEST 307.97 FEET TO A 14" BEECH; THENCE SOUTH 07° 10' WEST 184.42 FEET TO A STAKE; THENCE SOUTH 08° 09' WEST 337.36 FEET TO AN IRON PIN; THENCE SOUTH 81° 31' EAST 124.19 FEET TO A 10" HICKORY; THENCE SOUTH 75° 08' EAST 227.25 FEET TO AN IRON PIN; THENCE SOUTH 63° 43' EAST 60.86 FEET TO AN IRON PIN ON THE NORTH SIDE OF PEACH AVENUE; THENCE NORTH 72° 56' EAST 35.01 FEET TO AN IRON PIN; THENCE NORTH 87° 52' EAST 40 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 5.02 ACRES, MORE OR LESS

The street address of the above-described property is believed to be 539 Peach Avenue, Morrison, TN 37357, but such address is not a part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

All right and equity of redemption, statutory and otherwise, curtesy, homestead, and dower are expressly waived in the Deed of Trust, but the undersigned WILL CONVEY only such title is as vested in the Successor Trustee, and subject to the below encumbrances.

The sale of the property shall be subject to any and all matters a present and accurate ALTA/NSPS survey of the property may show; all prior conveyances and reservations of oil, gas and mineral rights; any portion of the property underlying public roads; zoning regulations and ordinances; all prior instruments of record to the Deed of Trust in the Shelby County Register's Office, and liens, building lines, easements and other encumbrances, if any, which are not subordinate to and/or extinguished by the foreclosure sale; and all unpaid City or County property taxes and assessments, including, without limitation, penalties and interest, for past years, the current year and all future years; and the rights of the debtor(s), to the extent any such apply, arising under the Servicemembers Civil Relief Act (SCRA).

Interested parties include: Jim Bob Prater aka Jim Prater and Johnnie F Prater aka Johnnie Prater

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.

SUBSTITUTE TRUSTEE
Quintairos, Prieto, Wood & Boyer, P.A.

This Notice of Sale has been published online by Internet Posting Company LLC and can be viewed online at <https://protect.checkpoint.com/v2/r01/> www.foreclosure-postings.com

YzJ1OnFwd2JsYXc6YzpvOmZkYTEwMDA2MTJmMDYzZDZlYyYwYWQ2NzE0ZTdhYWE5O

1Z101nf wd23f 1Xc0 zpv0m1Kz1 1EWm1DAZM1J1Hm1d 1ZD3J1f 1W 1W Q2NZE0
jc6NtC5Nj0zYzZ1YzQ2NTQ10Tc11NGV1YTUwNzFkYWRWYjMwYyZ
TYwZmJhNW00YjQxOWVjNDhjZWRhOWVmNTA1NzJlNDk1YTgxOnO6RjpO

THIS OFFICE IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**To place your legal ad, call Sharon at 615-563-2512
or email spatrick@cannoncourier.com**