

LEGALS & PUBLIC NOTICES

**The Woodbury Planning
Commission will meet
Tuesday, May 17, 2022 at 6:00
PM at Woodbury City Hall.**

NOTICE

DEANA RAGAN
The State of Tennessee, Department of Children's Services, has filed a Petition against you seeking to declare your children to be dependent and neglected. It appears that ordinary process of law cannot be served upon you because your whereabouts are unknown. You are hereby **ORDERED** to serve upon Ruth Bunn, Attorney for the State of Tennessee, Department of Children's Services, 600 Hearth wood Court, Cookeville, Tennessee 38506, (931) 646-3000, an Answer to the Petition filed by the State of Tennessee, Department of Children's Services, within thirty (30) days of the last day of publication of this notice, pursuant to Rule 103(c)(3) of the Tenn. R. Juv. P. **you must also appear in the Juvenile Court of Cannon County, Tennessee, at Woodbury, Tennessee, on the 6th day of July, 2022, at 8:30 AM** for the Adjudicatory and Dispositional Hearing on the Petition filed by the State of Tennessee, Department of Children's Services. If you fail to do so, a default judgment will be taken against you pursuant to Rule 55 of the Tenn. R. of Civ. P. for the relief demanded in the Petition. You may view and obtain a copy of the Petition and any other subsequently filed legal documents at the Juvenile Court Clerk's Office, 200 W Main St, Woodbury, Tennessee. Entered this on the 26th day of April, 2022.
SUSAN MELTON
JUVENILE COURT JUDGE

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CANNON COUNTY

WHEREAS, Trey Hill executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citizens Bank N.A., Lender and Bert W. McCarter, Attorney, Trustee(s), which was dated March 11, 2019, and recorded on March 13, 2019, in Book 192, at Page 307 in Cannon County, Tennessee Register of Deeds.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, Citizens Bank, N.A., (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on **June 21, 2022, at 10:00 AM** at the usual and customary location at the Cannon County Courthouse, Woodbury, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Cannon County, Tennessee, to wit:

BEING all of Lot No. 17 (1.7ac) as shown on the plan of Volunteer View Estates, Section 1 Resubdivision of Lots 17, 18 and 19, as shown on the plan of record in Plat Cabinet 4, Slide 74S, Register's Office for Cannon County, Tennessee, to which plan reference is here made for more complete details of said lot.

BEING the same property conveyed to Trey Hill, a single man by Warranty Deed from Robert B. Todd an unmarried man dated March 11, 2019 and appearing of record in Book 192, Page 305, in the Register's Office for Cannon County, Tennessee.

Parcel ID Number: 052 090001
Address/Description: 148 LORIEN LANE, Woodbury, TN 37190
Current Owner(s): Trey Hill
Other Interested Party(ies):

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property 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; a deed of trust; and any matter than an accurate survey of the premises might disclose; and

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 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.

This office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee
c/o Tennessee Foreclosure Department
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341
PH: 404-789-2661 FX: 404-294-0919
File No.: 22-05353 FC01

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated DECEMBER 31, 2013, and the Deed of Trust of even date, securing said Note recorded JANUARY 3, 2014, in Book 150, at Page 831-840, as Document #44711 in the Register's office for CANNON County, Tennessee, executed by MAGGIE HALE, conveying the certain property described therein to JONATHAN R. VINSON, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR F&M BANK, its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record MAY 3, 2002, in the Register's office for CANNON County, Tennessee in Book 233, at Page 271-273, as Document #68862.

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 21, 2022 at 12:00 PM at the Cannon County Courthouse in Woodbury, Tennessee 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 Cannon County, Tennessee, described as follows:

BEGINNING ON AN IRON PIN LOCATED IN THE NORTH MARGIN OF THE RIGHT OF WAY OF COOPER AVENUE; SAID IRON PIN BEING THE SOUTHWEST COMER OF THE PROPERTY OF JOHNNIE BELL PATRICK AND THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH THE SAID STREET S 71° 44' 48" W 68.70 FEET TO AN IRON PIN; THENCE LEAVING THE STREET AND SEVERING THE LANDS OF RALPH S. COE N 18° 29' 29" W 154.87 FEET TO AN IRON PIN LOCATED IN THE SOUTH BOUNDARY LINE OF THE PROPERTY OF TRUMAN BROWN; THENCE WITH BROWN'S LINE N 72° 50' 32" E 49.23 FEET TO AN IRON PIN LOCATED IN THE WEST BOUNDARY LINE OF THE PROPERTY OF LONNIE C. ROBINSON; THENCE WITH ROBINSON'S LINE S 18° 53' 06" E 50.20 FEET TO AN IRON PIN, N 73° 10' 16" E 20.00 FEET TO AN IRON PIN LOCATED ON A CORNER OF THE PROPERTY OF JOHNNIE BELL PATRICK; THENCE WITH PATRICK'S LINE S 18° 01' 02" E 103.23 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRE ACCORDING TO A SURVEY CONDUCTED BY TENNESSEE LAND SURVEYING COMPANY, LARRY KNOTT, PLS NO. 969, ON JULY 15, 1994.

More Commonly Known As: 34 COOPER AVENUE, AUBURN TOWN, TN 37016-0000

Said sale 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: MAGGIE HALE, OCCUPANTS/TENANTS OF 34 COOPER AVENUE, AUBURN TOWN, TN 37016-0000

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.

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
50 Peabody Place, Suite 255
Memphis, TN 38103
Office: 401-234-9200
Fax: 901-440-0561
22-02479

The Cannon County Commission will have a public hearing on Thursday, June 2, 2022 at the Cannon County Courthouse for the purpose of reviewing the following item:

The request to rezone a portion of property (0.16 acres) located at 5965 Bradyville Road (further described as Map 063J, Group A, Parcel 013.00) from A-1 (Agriculture) to C-1 (Commercial). The request is being made by Montgomery Turner. The purpose of the rezoning is to rezone of the septic system of the proposed Dollar General retail store to be uniform with the remainder of the property.

The public hearing will begin at 5:30 P. M. All citizens are invited to attend. Any questions or comments can be addressed to Cannon County Planner Tommy Lee by phone: 931-979-2170 or email: tlee@ucdd.org

Greg Mitchell
Chairman
Cannon County Commission

Legal Notice

Advertisement for Bids

The Cannon County Finance Department on behalf of the Highway Department will be accepting sealed bids for a Roadwidener FH-R Model until **10:00 a.m. on Tuesday, May 17, 2022**

At this time bids will be opened for a Roadwidener FH-Model at the Cannon County Finance Office.

Bids shall be mailed to the Finance Office at the following address:

Diane Hickman, Finance Director
Cannon County Department of Finance
110 South Tatum Street, Suite 216
Woodbury, TN 37190
(629) 218-3213

All documents must be enclosed in a sealed envelope and marked as a bid document. No electronic bids accepted.

Specifications for Roadwidener Shouldering Attachment FH-R Model:
Attaches to Skid Steer
Right Side Opening Only

For additional specifications please contact Cannon County Highway Commission at (615)563-4213

The Cannon County Highway Department reserves the right to reject any and all bids. We are an equal opportunity employer

For further information, contact Wayne Hancock, Road Superintendent at 615-563-4213

NOTICE OF MEETING & HEARING CANNON COUNTY 911 BOARD OF DIRECTORS

The Board of Directors of the Cannon County 911 Emergency Communications District will meet at 5:00 p.m., June 23, at 110 South Tatum Street, Woodbury, or such other location as may be posted at the Courthouse, where and which time the Board will consider any matter that may be properly presented. Board members may participate by electronic means. There will be a public hearing to review the proposed budget for the fiscal year that begins, July 1. The public is welcome.

John Naylor, Chairman
Board of Directors

The Cannon County Board of Zoning Appeals will have a public hearing on Tuesday, May 24, 2022 at the Cannon County Court Room, 200 W. Main Street, Woodbury TN for the purpose of reviewing the following item:

Application for a Special Exception for a Temporary Use Permit for the GreenWay Music Festival on property located at 8280 Short Mountain Road (Short Mountain Distillery), Woodbury TN. The proposed item can be reviewed at the office of the Cannon County Planning Department, 200 W Main Street, Woodbury TN, from 10:00 a.m. to 1:00 p.m. Monday, Tuesday, Thursday, and Friday.

The public hearing will begin at 6:30 P. M. All citizens are invited to attend. Any questions or comments can be addressed to the Cannon County Land Use Administrator by phone: 615-968-9438 or by email: David.Robinson@CannonCountyTN.gov

More legal notices on B9