

# LEGALS & PUBLIC NOTICES

## 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 December 2, 2011, executed by LINDA S. CANTRELL, to Hugh M. Queener, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PINNACLE NATIONAL BANK, its successors and assigns, recorded on December 8, 2011 in Book 135, Pages 882-891, and Instrument Number 39686, in the Register of Deeds Office for Cannon County, Tennessee, to which reference is hereby made; and

WHEREAS, U.S. BANK NATIONAL ASSOCIATION, hereinafter "Creditor", the party entitled to enforce said security interest, having appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee, or its agent, by virtue of the power, duty, and authority vested in and imposed upon said Substitute Trustee, will, on November 09, 2023, at 2:00 PM local time, at Cannon County Courthouse, 200 West Main Street, Woodbury, TN 37190, in Cannon County, Tennessee, offer for sale certain property hereinafter described to the highest bidder for cash or certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the Substitute Trustee. The property to be sold is described as follows:

**TRACT 1**  
**LOT NUMBER 3 LOCATED IN SECTION 3 BRANDON SUBDIVISION**  
**THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGE 76**  
**REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE AS SHOWN**  
**BY THE PLAT THIS LOT HAS FRONTAGE OF THE STREET OF**  
**100 FEET A BACKLINE OF 100 FEET AND A DEPTH OF 150 FEET.**

**TRACT 2**  
**ALL OF LOT NO. 4 AND THE WEST ONE HALF PORTION OF LOT**  
**NO. 5 LOCATED BRANDON SUBDIVISION THE PLAT OF WHICH IS**  
**RECORDED IN BOOK 1, PAGE 76 REGISTER'S OFFICE OF CANNON**  
**COUNTY, TENNESSEE AS SHOWN BY THE PLAT LOT NO 4 HAS A**  
**FRONTAGE OF 100 FEET ON HILL VIEW DR A BACK LINE OF 100**  
**FEET AND A DEPTH OF 150 FEET AND THE WEST ONE HALF**  
**PORTION OF LOT NO. 5 FRONTS 43.75 FEET ON HILL VIEW DR**  
**WITH A BACKLINE OF 44 FEET AND A DEPTH OF 150 FEET.**

**INCLUDED BUT EXPRESSLY EXCLUDED IS PROPERTY CONVEYED**  
**TO DANNY BROWN AND WIFE RHONDA BROWN BY WARRANTY**  
**DEED OF RECORD IN DEED BOOK 170 PAGE 171 OF THE**  
**REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE**  
**BEGINNING ON AN IRON PIN IN THE NORTH MARGIN OF HILL**  
**VIEW DR AT THE SW CORNER OF THIS LOT AND THE SE CORNER**  
**OF LOT NO. 1 AND THIS POINT IS ALSO LOCATED N 70 DEG 23' 03"**  
**E 72.52 FEET FROM THE CENTER OF A SEWER MANHOLE IN THE**  
**STREET; THENCE LEAVING THE STREET N ODEG 44' 16" E 148.46**  
**FEET TO NW CORNER OF THIS LOT AND FENCE LINE; THENCE**  
**WITH FENCE N 86DEG 51' 05" E 105.07 FEET TO THE NE CORNER OF**  
**THIS LOT; THENCE LEAVING THE FENCE S 3DEG 02' 24" E 147.86**  
**FEET TO THE SE CORNER OF THIS LOT IN THE NORTH MARGIN**  
**OF HILL VIEW DR; THENCE WITH THE STREET S 86DEG 43' 20" W**  
**114.85 FEET BACK TO THE POINT OF BEGINNING AND**  
**CONTAINING 16272 SQUARE FEET ACCORDING TO SURVEY**  
**CONDUCTED BY THOMAS D COOK RLS#365 ON OCTOBER , 1995.**  
**BEING THE SAME PROPERTY CONVEYED TO LINDA S CANTRELL**  
**BY DEED FROM THOMAS TAYLOR AND WIFE LAURA MAE**  
**TAYLOR BY DEED DATED JUNE 1996 AND FILED FOR RECORD IN**  
**BOOK 172, PAGE 99 REGISTER'S OFFICE OF CANNON COUNTY,**  
**TENNESSEE.**

Commonly known as: **301 HILLVIEW DRIVE WOODBURY, TN 37190**

Parcel number(s): 0391 A 00400 000

In the event of a discrepancy between the legal description, the street address, and/or the parcel number(s), the legal description shall control.

The sale is subject to the following: tenant(s)/occupant(s) rights in possession, if any; 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 state or federal governmental agency; any prior liens or encumbrances; any priority created by a fixture filing; and any matter that an accurate survey of the property might disclose. Additionally, the following parties might claim an interest in the property: **LINDA SUE CANTRELL.**

If the United States, the State of Tennessee, or any agency thereof have any liens on the property and are named herein as interested parties, timely notice has been given to them in accordance with applicable law, and the sale will be subject to any applicable rights of redemption held by such entities, as required by 26 U.S.C. § 7425 and/or T.C.A. § 67-1-1433.

The property will be sold AS IS, WHERE IS, WITH ALL FAULTS, and without warranty of any kind, express or implied, as to the condition of the property or any improvements thereon, including but not limited to merchantability or fitness for a particular purpose. The Substitute Trustee makes no covenant of seisin or warranty of title, express or implied, and will only convey the property by Substitute Trustee's Deed.

Except as noted above, all right and equity of redemption, statutory or otherwise, home- stead, and exemption are expressly waived in the Deed of Trust.

The sale held pursuant to this notice is subject to the express reservation that it may be rescinded by the Substitute Trustee at any time. If the sale is rescinded for any reason, the purchaser shall only be entitled to a refund of funds tendered to purchase the subject property, and shall have no further or other recourse against Creditor, the Substitute Trustee, or their successor(s), assign(s), agent(s), and attorney(s). The right is reserved to adjourn 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. Notice of such adjournment will also be mailed to interested parties when required by applicable law. If you have any questions or concerns, please contact:

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 Attn: TN Foreclosure  
 2034 Hamilton Place, Suite 360  
 Chattanooga, TN 37421  
 (423) 498-7400  
 tnc@raslg.com

Please reference file number 23-141674 when contacting our office. Investors website: <https://www.rascranesalesinfo.com/>

THIS OFFICE MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

## NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated November 1, 2019, and the Deed of Trust of even date securing the same, recorded November 8, 2019, in Book No. 199, at Page 308, in Office of the Register of Deeds for Cannon County, Tennessee, executed by William Cofield, conveying certain property therein described to Bell & Alexander Title Services, Inc. as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Plaza Home Mortgage Inc., its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Freedom Mortgage Corporation.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by Freedom Mortgage Corporation, will, on **December 21, 2023 on or about 2:00 PM, at the Cannon County Courthouse 200 West Main Street, Woodbury, TN 37190**, offer for sale certain property hereinafter described to the highest bidder **FOR certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Cannon County, Tennessee, and being more particularly described as follows:

**A certain tract or parcel of realty situated in the Sixth (6th) Civil District of Cannon County, Tennessee and being described as follows, to-wit: Being the East one-half (1/2) portion of Lot Number Nine (9) located in the J. H. Trail Subdivision, the Plat of which is recorded in Deed Book 38, Page 397, Register's Office, Cannon County, Tennessee, and having a frontage of 50 feet on Trail Street, a backline of 50 feet, and a depth of 117 feet running thence about South from said Street between parallel lines..**

**ALSO KNOWN AS: 923 Trail Street, Woodbury, TN 37190**

This sale is 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; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above- referenced property:

**WILLIAM COFIELD TENANTS OF**

**THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option 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. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record. **W&A No. 357366**  
 DATED October 11, 2023

**WILSON & ASSOCIATES, P.L.L.C.,**  
 Successor Trustee

## BID NOTICE

The Cannon County Finance Department, on behalf of the Board of Education, is soliciting proposals from qualified vendors to perform a **Building and Grounds Feasibility Study** as described in this Request for Proposal (RFP). Our objective is for an architectural firm with a solid and extensive grasp of education issues and facility needs to assist Cannon County District Administration and the Board of Education in assessing the condition, use, and operational efficiency of school buildings for now and into the foreseeable future.

Proposals, bids, or responses shall be submitted to the following address:

Diane Hickman, Director of Finance

110 S. Tatum St.

Woodbury, TN 37190

No later than **1:00 p.m. November 1, 2023 (CST)**.

Every document must be enclosed in an envelope clearly marked as a bid document. Any response, bid, or proposal received after the above deadline shall be considered late and will not be opened or considered. Bid prices must be valid for at least thirty (30) days. The bids will be considered at the November Cannon County Board of Education meeting on November 9, 2023, which will take place at 6:00 PM in the cafeteria at Cannon County Elementary/Middle School, 503 West Adams Street, Woodbury, Tennessee 37190.

## Bid Specifications:

**General Requirements:** The District requests proposals from professional service firms for comprehensive Facility and Condition Assessment ("FCA") services, including:

- Identify and document current facility and grounds conditions and deficiencies
- Recommend corrections for all deficiencies
- Provide cost estimates for corrections
- Forecast future facility renewal and/or new configurations with costs
- Incorporate pre-existing FCA data
- Schedule for completion of the study

## Facilities and Grounds to be Assessed:

- Eastside Elementary School
- Cannon County Elementary/ Cannon Middle School
- Cannon North Elementary School Elementary School
- Cannon South Elementary School
- Cannon County High School
- Veterans Memorial Gym

## Project Requirements:

The needs assessment/feasibility study will encompass all buildings and surrounding grounds (listed above).

This study will include, but not be limited to, infrastructure, environmental remediation needs, safety, handicapped accessibility, energy conservation, growth capacity of buildings, curricular enhancement, technology access, activity/community areas, site plan traffic flow, forecast future facility construction/improvements, demographic/population trends throughout district and space needs for unique education offerings. The successful firm must be able to demonstrate a proven record of achievement in the area of educational master planning for schools.

\*It is the Board of Education's intent at this time to seek proposals solely for the purpose of providing architectural services and support for review and planning efforts. The Board wishes to be clear in this intent since it is uncertain where the findings and recommendations may lead.

Award will be made as determined to be in the best interest of the Cannon County School District, and the School District's decision shall be final. Bid must be all-inclusive, including any travel-related costs. The study is to be completed by April 2024.

**For more information, contact Bonnie Patterson, Director of Schools, at [bonnie.patterson@ccstn.net](mailto:bonnie.patterson@ccstn.net) or (629) 201-4815.**

**Cannon County reserves the right to reject any or all bids. We are an equal-opportunity employer. It is the policy of Cannon County, Tennessee, to ensure compliance with Title VI of the Civil Rights Act of 1964; no person shall be excluded from participation in or be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance on the grounds of race, color, sex or national origin.**

## BID NOTICE

The Cannon County Finance Department on behalf of the Board of Education is soliciting proposals from qualified vendors to perform and provide district support in the **Academic Strategic Planning** process for the Cannon County School District as described in this Request for Proposal (RFP).

Proposals, bids, or responses shall be submitted to the following address:

Diane Hickman, Director of Finance

110 S. Tatum St.

Woodbury, TN 37190

No later than **1:30 p.m. November 1, 2023 (CST)**.

Every document must be enclosed in an envelope clearly marked as a bid document. Any response, bid, or proposal received after the above deadline shall be considered late and will not be opened or considered. Bid prices must be valid for at least thirty (30) days. The bids will be considered at the November Cannon County Board of Education meeting on November 9, 2023, which will take place at 6:00 PM in the cafeteria at Cannon County Elementary/Middle School 503 West Adams Street, Woodbury, Tennessee 37190.

## Bid Specifications:

The vendor will work collaboratively with the Cannon County School District to review the current strategic plan and revise and develop documents and associated materials as needed to complete the updating of a new 5-year District Strategic Plan to include onsite and virtual support, materials, tools, and final documents for implementation. The successful candidate must be able to demonstrate a proven record of achievement in the area of providing academic support for schools.

Award will be made as determined to be in the best interest of the Cannon County School District, and the School District's decision shall be final. The bid must be all-inclusive, including any travel-related costs. The study is to be completed by April 2024.

**For more information, contact Bonnie Patterson, Director of Schools, at [bonnie.patterson@ccstn.net](mailto:bonnie.patterson@ccstn.net) or (629) 201-4815.**

**Cannon County reserves the right to reject any or all bids. We are an equal opportunity employer. It is the policy of Cannon County, Tennessee to ensure compliance with Title VI of the Civil Rights Act of 1964; no person shall be excluded from participation in or be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance on the grounds of race, color, sex or national origin.**

The Cannon County Board of Commissioners will have a public hearing on Thursday, November 2, 2023 at the Cannon County Courthouse, 200 W Main Street Woodbury TN 37190 for the purpose of reviewing the following item:

To amend the Cannon County Zoning Resolution; such amendment to include provisions to expand the powers of the Cannon County Regional Planning Commission to include oversight of building codes and permits.

The proposed amendment 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 6:00 P. M. All citizens are invited to attend. Any questions or comments can be addressed to Cannon County Land Use Administrator by phone: 615-563-5263 or by email: [David.Robinson@CannonCountyTN.gov](mailto:David.Robinson@CannonCountyTN.gov)

Greg Mitchell

Chairman

Cannon County Commission