

LEGALS & PUBLIC NOTICES

The Town of Woodbury Board of Mayor and Aldermen will meet in regular session Tuesday, November 7, 2023 at 7:00 PM at Woodbury City Hall. The meeting is open to the public.

Andy Duggin, Mayor

Cannon County Ambulance Service Request for Proposal

Description of items/services requested: The Cannon County Department of Finance, on behalf of the Cannon County Ambulance Service, is requesting proposals for management and oversight of emergency medical transport billing.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m. November 15, 2023** (local time). 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.

All documents shall be submitted to the following address:
Diane Hickman, Director of Finance
Cannon County Department of Finance
110 S. Tatum St, Suite 216
Woodbury, Tennessee 37190

For a copy of the proposal, contact Justin Harris, EMS Director at (615) 563-5959 or justin.harris@cannoncountyttn.gov.

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.

Cannon County Board of Education Request for Bid

Description of items/services requested: The Cannon County Department of Finance, on behalf of Cannon County Schools, is requesting bids for a new 9 passenger Chevrolet Suburban 4WD LS.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m. November 13, 2023** (local time). 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.

All documents shall be submitted to the following address:
Diane Hickman, Director of Finance
Cannon County Department of Finance
110 S. Tatum St, Suite 216
Woodbury, Tennessee 37190

For bid specifications, contact Crystal Kennedy, CTE Director, at (629) 218-3192 or crystal.kennedy@ccstn.net.

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, 11/2/2023 for the purpose of receiving public comment regarding the following:

A request to rezone 3608 Hollow Springs Road, Bradyville, TN 37026 from A-1 Agricultural to R-1 Residential.

The public hearing will begin at 6:00 P.M. in the courtroom on the 2nd floor. All citizens are invited to attend; in addition to the above public hearing, a period for public comment on matters germane to other items on the agenda shall be provided. Any questions or comments can be addressed to Cannon County Planner Tommy Lee by phone: 931-979-2170 or email: tlee@uccdd.org

Greg Mitchell
Chairman
Cannon County Board of Commissioners

Cannon County School Board Meeting / Workshop

Tuesday • November 7th, 2023 @ 6:00 pm

Board WORKSHOP

Cannon County Committee Room
110 Tatum St. • Woodbury, TN

Thursday • November 9th, 2023 @ 6:00 pm

Board MEETING

CCES/CCMS Cafeteria
530 West Adams St. • Woodbury TN

Cannon County Ambulance Service Request for Bid

Description of items/services requested: The Cannon County Department of Finance, on behalf of the Cannon County Ambulance Service, is requesting bids for a 2023 or 2024 Type 1, Ford F-450 Ambulance.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:30 a.m. November 15, 2023** (local time). 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.

All documents shall be submitted to the following address:
Diane Hickman, Director of Finance
Cannon County Department of Finance
110 S. Tatum St, Suite 216
Woodbury, Tennessee 37190

For bid specifications, contact Justin Harris, EMS Director at (615) 563-5959 or justin.harris@cannoncountyttn.gov.

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.

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

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 05EG 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
Att: TN Foreclosure
2034 Hamilton Place, Suite 360
Chattanooga, TN 37421
(423) 498-7400
tnfc@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