

# LEGALS & PUBLIC NOTICES

The Cannon County Board of Commissioners will have a public hearing on Thursday, April 3, 2025 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 and Building Codes Resolution; such amendment to include provisions to establish administration and enforcement of Commercial, Industrial, and Multi-family residential building permits.

The proposed amendment can be reviewed at the office of the Cannon County Planning Department, 200 W Main Street, Woodbury TN, from 8:00 a.m. to 4:00 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

The Cannon County Board of Zoning Appeals will have a public hearing on Tuesday, 3/25/2025 in the 2<sup>nd</sup> floor Court Room of the County Courthouse, 200 W. Main Street, Woodbury TN for the purpose of reviewing the following item:

Application for a Special Exception to: allow placement of an existing singlewide mobile home at 389 Delong Rd, Bradyville TN 37026.

The proposed item can be reviewed at the office of the Cannon County Planning Department, 200 W Main Street, Woodbury TN, from 8:00 a.m. to 4:00 p.m. Monday, Tuesday, Thursday, and Friday.

The public hearing will begin at 5:30 P. M. 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 the Cannon County Land Use Administrator by phone: 615-563-5263 or by email: [David.Robinson@CannonCountyTN.gov](mailto:David.Robinson@CannonCountyTN.gov)

MONTHLY MEETING ADVERTISEMENT

Cannon County Highway Commission

will be meeting at the office of Mr. Wayne Hancock, Road Superintendent, 900 Old McMinnville Road, Woodbury, Tennessee 37190 on March 18, 2025 at 5:00 p.m. Local Time

Cannon County Highway Department

Mr. Wayne Hancock, Road Superintendent

NOTICE OF SALE BY FORECLOSURE

Matthew J. Ellis, Substitute Trustee, as recorded in Record Book 265, Page 843, on February 25, 2025, in the Register’s Office for Cannon County, Tennessee, gives notice that the obligation of James A. Robinson to Matthew J. Ellis, Substitute Trustee for First Financial Bank NA, secured by a Deed of Trust of record in Record Book 195, Page 723, Register’s Office for Cannon County, Tennessee, is in default.

Pursuant to the authority of said Deed of Trust, the following described realty will be sold at public auction to the highest bidder on the **1st day of April, 2025**, at 11:30 a.m., prevailing time at the Cannon County Courthouse, 200 West Main St., Woodbury, Tennessee 37190.

The realty involved is located in the Fifth (5th) Civil District of Cannon County, Tennessee, and is designated as:

Commencing from a P.K. Nail found in the center of Red Hill Road, the northwest corner of the previous property as described in Warranty Deed in Record Book 9, Page 633, in the Register’s Office of Cannon County, Tennessee, being the property of Kevin George; thence along the center of Red Hill Road, South 65 degrees 02 minutes 47 seconds East a distance of 83.74 feet to a P.K. Nail set, the Point of Beginning for the herein described tract; thence continuing along the center of Red Hill Road, South 65 degrees 03 minutes 36 seconds East a distance of 12.65 feet to a P.K. Nail found; thence South 63 degrees 48 minutes 42 seconds East a distance of 156.54 feet to a P.K. Nail found; thence South 63 degrees 48 minutes 28 seconds East a distance of 71.00 to a P.K. Nail found, the previous northeast corner of the Kevin George tract; thence in a new division line along the center of Red Hill Road, South 63 degrees 49 minutes 00 seconds East a distance of 106.19 feet to a P.K. Nail set; thence leaving the center of Red Hill Road, South 33 degrees 16 minutes 39 seconds West a distance of 701.67 feet to an iron rod set; thence North 80 degrees 06 minutes 10 seconds West a distance of 264.75 to an iron rod set; thence North 25 degrees 41 minutes 36 seconds East a distance of 770.30 feet to the point of beginning; and having an area of 219,084.6 square feet, 5.03 acres, according to a survey dated June 27, 2006, by Precision Surveying, LLC.

Said realty is commonly known as: 1866 Red Hill Road, Woodbury Tennessee, 37190, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

For source of title: This being the same property conveyed to James Robinson by Special Warranty Deed of Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, dated November 4, 2009, of record in Record Book 123, Page 45, Register’s Office for Cannon County, Tennessee on November 24, 2009. James Robinson and James A. Robinson are one and the same person.

The terms of the sale shall be cash, and the realty will be sold, in bar of all equities of redemption, homestead, dower, and all other rights of homestead exemption in, and equitable and statutory redemption of the property, and all marital rights of any type, nature and kind, all of which were waived in the referenced Deed of Trust, and all of such rights of James A. Robinson (aka James Robinson) and those claiming through him, subject to any (1) accrued and delinquent taxes; and (2) all matters that an accurate and current survey would disclose.

COUNTY TAXES - The aforementioned real property is subject to a lien or claimed lien of Cannon County, Tennessee for property taxes for the year 2024, which lien or claimed lien is against James Robinson.

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.

This is an attempt to collect a debt and any information obtained may be used for that purpose.

Matthew J. Ellis  
Substitute Trustee

Prepared By:

BATSON NOLAN PLC  
Attorneys at Law  
Matthew J. Ellis, Esq.  
2678 Townsend Court, Suite A  
Clarksville, TN 37043  
(931) 647-1501

NOTICE TO CREDITORS

Estate of Bobby Gray Dutton,  
Notice is hereby given that on the 4th day of March, 2025, letters of Administration in respect of the estate of Bobby Gray Dutton, deceased were issued to the undersigned of County Probate Court of Cannon County, TN. All persons both resident and non-residents, having claims matured and unmatured against said estate are required to file same with the clerk of the above named court within four months of the first publication of this notice, otherwise their claims will be forever barred.

This is the 18th day of February, 2025.  
Timothy R. Dutton & Nicole L. Montgomery, co-administrators of the estate of Bobby Gray Dutton, deceased.  
Lana Jones, County Clerk  
Ashley D. Stearns Attorney

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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 July 22, 2013, and the Deed of Trust of even date securing the same, recorded July 29, 2013, in Book No. 147, at Page 784, in Office of the Register of Deeds for Cannon County, Tennessee, executed by Ronald C Lewis and Penny Smith, conveying certain property therein described to Richard A. Northcutt as Trustee for Fifth Third Mortgage Company; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Fifth Third Bank, National Association.

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 Fifth Third Bank, National Association, will, on **March 27, 2025 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:  
**The following described real estate located in Cannon County, Tennessee: Tract No. 1: Lot Number Eleven (11) in the Academy Heights Subdivision, Sixth Civil District, Town of Woodbury, in said County aforesaid. This lot has a frontage of sixty-three (63) feet on Colonial Street and a depth of one hundred forty (140) feet running northward between parallel lines with a back line of sixty-three (63) feet. Tract No. 2: The west one-third (1/3rd) portion of Lot Number Twelve (12) in Academy Heights Subdivision, Town of Woodbury, Sixth Civil District of Cannon County, Tennessee. The realty herein conveyed has a frontage of twenty-one (21) feet on Colonial Street, a depth of one hundred forty (140) feet running northward between parallel lines and a back line of twenty-one (21) feet.**  
**ALSO KNOWN AS: 306 West Colonial 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:  
RONALD C LEWIS PENNY SMITH

TENANTS OF

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. 361504**  
DATED February 17, 2025

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

Cannon County Highway Department

Invitation to Bid

Description of items/services requested:

The Cannon County Finance Department on behalf of the Highway Department will be accepting sealed bids for materials for the Cannon County Highway Department for one bridge replacement in Cannon County.

General Requirements:

Sealed bids will be received by the Cannon County Finance Department no later than:  
10:00 am CST, March 27, 2025  
at which time the office will publicly open bid proposals and read aloud.

All documents shall be submitted to the following address:  
Diane Hickman, Director of Finance  
Cannon County Department of Finance  
110 South Tatum Street, Suite 216  
Woodbury, TN 37190  
(629) 218-3213  
diane.hickman@cannoncountyttn.gov

Electronic PDF format Contract Documents & Specifications and Construction Plans shall be requested and obtained free of charge via email from **HAZEL ENGINEERING, LLC ONLY** by contacting Kyle E. Hazel, PE at 931-650-0060 or [HazelEngineeringLLC@outlook.com](mailto:HazelEngineeringLLC@outlook.com). Contractors applying to bid for the prime contract and requesting Contract Documents & Specifications and Construction Plans in electronic PDF must provide the following information to **Hazel Engineering, LLC**: Name of Company, License Number, Expiration Date of the License, License Classification, Company Address, Phone Number, and email address. Any Bid Proposal submitted from an interested party that has not met the bidder requirements, followed the instructions to bidders, and/or has not obtained the free Electronic PDF format Contract Documents & Specifications and Construction Plans from **HAZEL ENGINEERING, LLC** prior to the bid opening date and time shall **NOT** be opened.

The Owner & CANNON COUNTY FINANCE DEPARTMENT, has absolute discretion and may for any reason, waive informalities or defects found in bids and has absolute discretion to reject any and all bids. No bidder shall withdraw his Bid Proposal within 60 days after the actual date of the bid opening thereof.

In accordance with Tennessee Code Annotated, Section 62-6-119, contractors applying to bid for the prime contract shall include the following information to appear on the outside of the envelope containing the bid except when the bid is in the amount less than twenty-five thousand dollars (\$25,000):  
1. NAME  
2. LICENSE NUMBER  
3. EXPIRATION DATE OF THE LICENSE  
4. LICENSE CLASSIFICATION  
Failure of any bidder to comply shall void the bid and the envelope containing the bid shall not be opened or considered. Contractors applying to bid for the prime contract shall also include the following additional information to appear on the outside of the envelope containing the bid:  
5. BIDDER ADDRESS, PHONE NUMBER AND E-MAIL ADDRESS  
6. OWNER & PROJECT NAME  
This project is funded through a grant contract with the State of Tennessee, Department of Transportation

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.

Mr. Earl Wayne Hancock, Cannon County Highway Department, Road Superintendent

Additional Legals on

pages A9 & A10