

LEGAL & PUBLIC NOTICES

LEGAL

IN THE CHANCERY COURT OF CANNON COUNTY, TN
AT WOODBURY

ESTATE OF JENNIE ALICE YEHUDA DOCKET #23-235

CHANCERY COURT AUCTION SALE OF LAND

In obedience to a decree of the Chancery Court in Woodbury, TN, made in the cause of the ESTATE OF JENNIE ALICE YEHUDA, *Docket #23-235*, I will on Thursday, October 26th, 2023 at 5:00 p.m. on the premises of the property to be sold, (323 HAYES STREET, WOODBURY, TN) sale to the highest and best bidder for cash, **SUBJECT TO CHANCERY COURT APPROVAL**, a house and lot in the 6th civil district.

For identification of property see Map 039N, Group C, Parcel 36.00, Office of the Property Assessor for Cannon County, TN. For source of title to said realty reference is made to Record Book 223, Page 541, Register's Office for Cannon County, TN.

TERMS OF REAL PROPERTY: 10% down day of sale. Balance due at closing. Possession with deed at closing. 2023 Taxes will be prorated. Sale of property is not contingent on financing, appraisal or inspections. Property is sold as is, where is with no warranties or representations, expressed or implied.

TERMS OF PAYMENT: Cash or Good check.

(Any announcements made the day of sale take precedence over prior announcements.)

**DANA DAVENPORT
CLERK & MASTER**

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 March 15, 2017, executed by BRAD R LAPLANDER and COLLEEN LAPLANDER conveying certain real property therein described to BRYAN D. SPICER, as Trustee, as same appears of record in the Register's Office of Cannon County, Tennessee recorded March 23, 2017, in Deed Book 173, Page 812; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Citizens Bank, N.A. who is now the owner of said debt; and WHEREAS, the undersigned, Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Cannon County, Tennessee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on **November 2, 2023** at 3:00 PM at the Main Entrance of the Cannon County Courthouse, Woodbury, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Cannon County, Tennessee, to wit:

A CERTAIN TRACT OR PARECL OF REALTY SITUATED IN THE TWELFTH (12TH) CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEING ALL OF TRACT NO. FIVE (5) OF THE INDIAN SPRINGS, PHASE I, REDIVISION OF TRACTS 5, 6, 7 AS SHOWN ON PLAT APPEARING OF RECORD IN PLAT CABINET 4, SLIDE 78G, REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID TRACT. BEING THE SAME PROPERTY CONVEYED TO BRAD R LAPLANDER AND COLLEEN LAPLANDER, HUSBAND AND WIFE, BY WARRANTY DEED FROM GREENE FAMILY TRUST DATED 11/01/05. DATED MARCH 15, 2017, OF RECORD IN RECORD BOOK 173, PAGE 810, REGISTER'S OFFICE FOR CANNON COUNTY, TENNESSEE.

Parcel ID: 069-085.00

PROPERTY ADDRESS: The street address of the property is believed to be **415 TOLBERT HOLLOW ROAD, BRADYVILLE, TN 37026**. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.
CURRENT OWNER(S): BRAD R LAPLANDER, COLLEEN LAPLANDER
OTHER INTERESTED PARTIES:

The sale of the above-described property shall be subject to all matters shown on any recorded plat; any unpaid 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; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded 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. 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 Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Rubin Lublin TN, PLLC, Substitute Trustee
1661 International Drive, Suite 400
Memphis, TN 38120
rlselaw.com/property-listing
Tel: (877) 813-0992
Fax: (470) 508-9401

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.

INVITATION TO BID PEST CONTROL SERVICES

Bid #1 – Cannon County Board of Education

Six locations: three (3) Elementary schools, one (1) Middle/Elementary School, one (1) High school and one (1) Central office, including some portables. *The bid will be to spray on a monthly basis starting in January 1, 2024 through December 31, 2025.* You must be certified and licensed by the State of Tennessee in order for your bid to be considered.

Spraying should be done once a month at a convenient time for the schools at each location, in the cafeterias, halls, storage areas, concession stands, teacher's lounges and any other problem areas as needed. If live pests should be found after spraying has been completed for the month, your company must come back at no additional charge to the Board and re-spray the problem. **Any pests not included for spraying must be listed on your bid.**

Bid #2 – County Buildings

Eleven locations: Courthouse, Adams Building (2nd Floor), Ambulance Service, Health Department (outside only), Old Jail (Water St), Rescue Squad, UT Extension Service, West Side Firehall, Short Mountain Firehall, Bradyville Firehall, Sheriff's Department (Monthly). *Contract will begin January 1, 2024 and extend through December 31, 2025.* You must be certified and licensed by the State of Tennessee in order for your bid to be considered.

Spraying should be done quarterly (with the exception of the Sheriff's Dept-monthly) at a convenient time for each location. If live pests should be found after spraying has been completed for the month, your company must come back at no additional charge to the County and re-spray the problem. **Any pests not included for spraying must be listed on your bid.**

Proposals, bids or responses will be accepted by the Cannon County Department of Finance no later than **10:00 am November 2, 2023** (local time). Every document must be enclosed in an envelope clearly marked as **"BID DOCUMENT" and labeled as Bid #1 and Bid #2**. 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.

Your sealed bid should be sent to the following address:

Diane Hickman, Cannon County Finance Director
110 S. Tatum St, Ste 216, Woodbury, TN 37190
diane.hickman@cannoncountyttn.gov

Please feel free to visit buildings prior to sending in your bid so you will know exactly what you are bidding. To schedule a visit with the schools, please contact Melanie Sissom at (629) 218-3211. To schedule a visit for county buildings, contact Neal Appelbaum at (629) 218-3215.

The final awarding of the Board of Education bids will be approved at the Cannon County Board of Education meeting on November 9, 2023 at 6:00 p.m. at Cannon County Elementary School.

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 SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated FEBRUARY 25, 2022, and the Deed of Trust of even date, securing said Note recorded FEBRUARY 25, 2022, in Book 230, at Page 726-738, as Document #68135 in the Register's office for CANNON County, Tennessee, executed by RACHEL N BLAIR, SINGLE WOMAN, conveying the certain property described therein to DAVID MARTTALA, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NEMINEE FOR FIRST NATIONAL BANK OF MIDDLE TENNESSEE its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record SEPTEMBER 25, 2023, in the Register's office for CANNON County, Tennessee in Book 249, at Page 281-283, as Document #73295.

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 November 9, 2023 at 12:00 PM at the Cannon County Courthouse, 200 West Main Street 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:

LOCATED, LYING AND BEING A CERTAIN TRACT OF LAND LOCATED IN THE SIXTH (6TH) CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED TO-WIT: BEING ALL OF LOT NO. THIRTEEN (13) RESUBDIVISION OF LOTS 12, 13, AND 14 BRAGG AND GESSLER SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT CABINET 3, SLIDE 3-57A, AND PREVIOUSLY RECORDED IN DEED BOOK 37, PAGE 142 ALL OF THE REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCES ARE HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. FOR SOURCE OF TITLE TO SAID REALTY REFERENCE IS MADE TO WARRANTY DEED FROM RUDOLPH N. JOHNSON TO RACHEL N. BLAIR, DATED FEBRUARY 23, 2022 AND RECORDED ON FEBRUARY 25, 2022 IN RECORD BOOK 230, PAGE 724, REGISTER'S OFFICE, CANNON COUNTY, TENNESSEE. THIS PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON PLAT OF RECORD IN DEED BOOK 37, PAGE 142 AND PLAT CABINET 3, SLIDE 3-57A, REGISTER'S OFFICE, CANNON COUNTY, TENNESSEE. THIS PROPERTY IS SUBJECT TO AND INCLUDES ANY AND ALL LAWFUL EASEMENTS, SETBACK LINES, RESTRICTIONS, ETC. OF RECORD AND APPLYING TO THE WITHIN DESCRIBED PROPERTY AND TO THE ZONING REGULATIONS OF THE APPROPRIATE GOVERNMENTAL BODY.

More Commonly Known As: 814 S MCCRARY ST, WOODBURY, TN 37190

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: RACHEL N BLAIR, OCCUPANTS/TENANTS OF 814 S MCCRARY ST, WOODBURY, TN 37190.

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
555 Perkins Extended
Suite 445
Memphis, TN 38117
Office: (901) 203-0680
Fax: (901) 440-0561

NOTICE TO CREDITORS

Estate of Kalan Karlin Alden, Notice is hereby given that on the 26th day of September, 2023. Letters of Administration or Letters Testamentary in respect of the estate of Kalan Karlin Alden, 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 26th day of September, 2023 Sharalou Porter, administratrix of the estate of Kalan Karlin Alden, deceased DANA DAVENPORT, CLERK & MASTER Tara J. Cowan Attorney For The Estate *****

NOTICE TO CREDITORS

Estate of Linda Medley Mathews, Notice is hereby given that on the 25th day of September, 2023. Letters of Administration or Letters Testamentary in respect of the estate of Linda Medley Mathews, 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 25th day of September, 2023 Donna Dean, executrix of the estate of Linda Medley Mathews, deceased DANA DAVENPORT, CLERK & MASTER Lacey N. Buchanan Attorney For The Estate *****

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