

LEGALS & PUBLIC NOTICES

The Cannon County Board of Commissioners will have a public hearing on Thursday, December 7, 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 and Building Codes Resolution; such amendment to include provisions to establish an application fee for an NFIP Floodplain Development Permit

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

Greg Mitchell
Chairman
Cannon County Commission

The Cannon County Board of Zoning Appeals will have a public hearing on Tuesday, 11/28/2023 in the 2nd 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 for: construction of a barndominium at 0 River Bluff Drive, Woodbury TN 37190.

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

Cannon County Board of Education Bid Notice

The Cannon County Finance Department, on behalf of the Board of Education, is soliciting Professional Development bids. The bid should include on-site training for elementary school teachers that includes access to online resources to strengthen school culture and climate, increase positive relationships within the school community, and with a focus on trauma informed practices. Experience in providing services of same or similar nature with similar entities is imperative. 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 including any travel related cost. Training must occur on or before June 1, 2024.

Responses shall be submitted to the following address:
Diane Hickman, Director of Finance
110 S. Tatum St.
Woodbury, TN 37190
No later than **2:00 p.m. December 6, 2023 (CST)**.

Every document must be enclosed in an envelope clearly marked as a bid document. Any response received after the above deadline shall be considered late and will not be opened or considered. Bids will be considered at the December Cannon County Board of Education meeting on December 14, 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.

For more information, contact Stephanie Alexander, CSH/Attendance/ESSER Supervisor, at stephanie.alexander@ccstn.net or (629) 201-4804.

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 Qualifications

The Cannon County Finance Department, on behalf of the Board of Education, is soliciting qualification statements (RFQ) from vendors to perform a **Building and Grounds Feasibility Study** as described below. The Board of Education is seeking to hire a consultant with an extensive grasp of educational facility needs and requirements to assist Cannon County District Administration and the Board of Education (BOE) in assessing the condition and operational (capacity for students and transportation flow) efficiency of school buildings from now and into the foreseeable future: a firm that has a proven record of achievement in master planning for school districts.

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. December 1, 2023 (CST)**.

Every document must be enclosed in an envelope clearly marked as RFQ. Any response received after the above deadline shall be considered late and will not be opened or considered. RFQs will be considered at the December Cannon County Board of Education meeting on December 14, 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.

General Requirements: Once hired, the firm will need to prepare a comprehensive Facility and Condition Assessment ("FCA"), 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 (April, 2024)

The FCA will include the following sites (buildings and grounds):

- 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

When responding to the RFQ, include staff hourly rates and pertinent staff and company background information. Include at minimum, three references for contacts at school systems for which similar work has been performed.

For more information, contact Bonnie Patterson, Director of Schools, at 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, December 7, 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 and Building Codes Resolution; such amendment to include provisions to define a barndominium, include a barndominium as a permitted use in an A-1 Agricultural District, and include a barndominium as a non-permitted use in an R-1 Residential District

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

Greg Mitchell
Chairman
Cannon County Commission

The Cannon County Board of Zoning Appeals will have a public hearing on Tuesday, 11/28/2023 in the 2nd floor Court Room of the County Courthouse, 200 W. Main Street, Woodbury TN for the purpose of reviewing the following item:

Application for a Variance of: 23 acres (10,018.8 sqft): to accommodate construction of a guest house at 112 Brawley Circle, Readyville, TN 37149.

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

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.

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated SEPTEMBER 17, 2021, and the Deed of Trust of even date, securing said Note recorded SEPTEMBER 20, 2021, in Book 224, at Page 234-247, as Document #66477 in the Register's office for CANNON County, Tennessee, executed by KIMBERLY D SMITH, UNMARRIED WOMAN, conveying the certain property described therein to FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FIRST CHOICE LENDING SERVICES, LLC, its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record NOVEMBER 2, 2023, in the Register's office for CANNON County, Tennessee in Book 250, at Page 554-556, as Document #73636.

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 January 4, 2024 at 02:00 PM at the County Courthouse Square of 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:

SITUATED IN THE SIXTH (6TH) CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

LOT 59, MASON SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 1, IN THE REGISTER'S OFFICE FOR CANNON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JODY LYNN FOX, MARRIED BY WARRANTY DEED FROM KIM D. EVERSOLE, A SINGLE PERSON OF RECORD IN JANUARY 31, 2019, AT RECORD BOOK 191, PAGE 383, CANNON COUNTY, REGISTER OF DEEDS, JODY LYNN FOX AND JODY L. FOX ARE ONE AND THE SAME PERSON.

BEING THE SAME PROPERTY CONVEYED TO JODY LYNN FOX BY QUITCLAIM DEED FROM LEE ANN FRANCES MCCLURE FOX, DATED MARCH 17, 2021 AND RECORDED ON MARCH 22, 2021, IN RECORD BOOK 217, PAGE 202, REGISTER'S OFFICE FOR CANNON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO KIMBERLY SMITH, UNMARRIED WOMAN, FROM JODY L. FOX BY WARRANTY DEED DATED SEPTEMBER 17, 2021 OF RECORD IN RECORD BOOK 224 PAGE 231 REGISTER'S OFFICE FOR THE COUNTY OF CANNON IN THE STATE OF TENNESSEE.

More Commonly Known As: 314 HAYES ST, WOODBURY, TN 37190-1312

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: KIMBERLY D SMITH, OCCUPANTS/TENANTS OF 314 HAYES ST, WOODBURY, TN 37190-1312.

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

MORE LEGALS ON PAGE A8