

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS
Estate of Margaret Ruth Blanks,
Notice is hereby given that on the 5th day of December, 2023 Letters of Administration in respect of the estate of Margaret Ruth Blanks, 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 5th day of December, 2023 Karen Elaine Cook and Lydia Elaine Weber, co-executors of the estate of Margaret Ruth Blanks, deceased. Lana Jones, County Clerk Anthony J. Cain, Attorney *****

NOTICE TO CREDITORS
Estate of Dean Roger Peterson,
Notice is hereby given that on the 5th day of December, 2023 Letters of Administration in respect of the estate of Dean Roger Peterson, 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 5th day of December, 2023 Eric George Peterson, executor of the estate of Dean Roger Peterson, deceased. Lana Jones, County Clerk A. Vester Parsley, Jr., Attorney *****

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 July 8, 2013, executed by NORMAN L. SPRAGUE III AND STEPHANIE SPRAGUE, to Kerry Webb as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ACOPIA, LLC, its successors and assigns, recorded on July 18, 2013 in Book 147, pages 604-618, and Instrument Number 43518, in the Register of Deeds Office for Cannon County, Tennessee, to which reference is hereby made; and WHEREAS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, 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 January 18, 2024 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: **A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN CANNON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: BEING ALL OF TRACT NO. 1 (24.98 ACRES) OF THE KELLI JOY HAYES, ET AL SURVEY AS SHOWN ON PLAT OF RECORD IN PLAT CABINET 3, SLIDE 3, REGISTERS OFFICE, CANNON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID TRACT. BEING THE SAME PROPERTY CONVEYED TO NORMAN L. SPRAGUE, III AND WIFE, STEPHANIE SPRAGUE FROM KELLI JOY HAYES, A SINGLE PERSON AND TEDDY B. CURTIS A SINGLE PERSON, BY WARRANTY DEED DATED JULY 9, 2007 AND RECORDED JULY 10, 2007 IN BOOK 100, PAGE 308, REGISTER'S OFFICE FOR CANNON COUNTY.** Commonly known as: **525 JONES HOLLOW ROAD WOODBURY, TN 37190** Parcel number(s): 008-025-070.00-000 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: **NORMAN L. SPRAGUE III; STEPHANIE SPRAGUE; REGIONAL ACCEPTANCE CORP.**

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, homestead, 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
tnfc@raslg.com

Please reference file number 23-144419 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.

PUBLIC NOTICE OF CONTRACT COMPLETION

Town of Woodbury, Owner
Caldwell Tanks. Inc., Contractor

Town of Woodbury hereby gives notice to the public of the apparent completion of CDBG Edison ID 12733 with Caldwell Tanks. Inc. for the 2018 CDBG Woodbury Parker Hill Water Tank Replacement Project. All persons, suppliers, laborers, and any other parties with claims against the contractor related to the recently completed project should contact Mayor Andrew Duggin at Town of Woodbury City Hall, 101 West Water Street, Woodbury, Tennessee 37190, before Wednesday, December 20, 2023 at which time the project will be closed out subject to any documented claims.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Wednesday, December 20, 2023 at 10:00 a.m. at the Woodbury City Hall located at 101 West Water Street, Woodbury, Tennessee. The purpose of said meeting is to discuss the accomplishments of the 2018 CDBG Woodbury Parker Hill Water Tank Replacement Project. The hearing is open to the public and active participation is highly encouraged. No person in the United States should, on the grounds of race, color, or national origin be excluded from participation in the denied benefits of or be subject to discrimination under any program or activity receiving Federal Assistance. If special need accommodations are required, you may contact the Woodbury City Hall at 615-563-4221.

Andrew Duggin
Woodbury Mayor

The Woodbury Planning Commission will meet Tuesday, December 19, 2023 at 6:00 PM at Woodbury City Hall. The meeting is open to the public.

Bill Jennings, Chairman

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 December 19, 2023 at 5:00 p.m. Local Time
Cannon County Highway Department
Mr. Wayne Hancock, Road Superintendent

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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PUBLIC NOTICE TENNESSEE

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WHY PUBLIC NOTICES



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