

LEGALS & PUBLIC NOTICES

Bid Opening: June 2, 2022 10:00 am Central Time

Invitation to Bid

Description of items/services requested: The Cannon County Department of Finance, on behalf of the Cannon County Sheriff's Department, is soliciting bids for food and non-food supplies for the 2023 fiscal year.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m. June 2, 2022** (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, Ste 216
Woodbury, Tennessee 37190
diane.hickman@cannoncountyttn.gov

Specifications

For bid specifications, please contact Jordan McGee at (615) 563-1000 or jordan.mcgee@ccstn.com

Cannon County reserves the right to reject any or all bids. We are an equal opportunity employer.

NOTICE

DEANA RAGAN

The State of Tennessee, Department of Children's Services, has filed a Petition against you seeking to declare your children to be dependent and neglected. It appears that ordinary process of law cannot be served upon you because your whereabouts are unknown. You are hereby **ORDERED** to serve upon Ruth Bunn, Attorney for the State of Tennessee, Department of Children's Services, 600 Hearth wood Court, Cookeville, Tennessee 38506, (931) 646-3000, an Answer to the Petition filed by the State of Tennessee, Department of Children's Services, within thirty (30) days of the last day of publication of this notice, pursuant to Rule 103(c)(3) of the Tenn. R. Juv. P. **you must also appear in the Juvenile Court of Cannon County, Tennessee, at Woodbury, Tennessee, on the 6th day of July, 2022, at 8:30 AM** for the Adjudicatory and Dispositional Hearing on the Petition filed by the State of Tennessee, Department of Children's Services. If you fail to do so, a default judgment will be taken against you pursuant to Rule 55 of the Tenn. R. of Civ. P. for the relief demanded in the Petition. You may view and obtain a copy of the Petition and any other subsequently filed legal documents at the Juvenile Court Clerk's Office, 200 W Main St, Woodbury, Tennessee. Entered this on the 26th day of April, 2022.
SUSAN MELTON
JUVENILE COURT JUDGE

The Town of Woodbury Beer Board will meet **Tuesday, June 7, 2022 at 6:45 PM** at Woodbury City Hall to consider the application of:

Josh Rudder, d/b/a/ 5 Gen LLC, located at 980 South McCrary Street (Off-Premise Consumption)

Andy Duggin, Mayor

NOTICE OF DIVORCE ACTION

LAURA ELIZABETH KILBURN, whose whereabouts is unknown, must answer KALEB DYLAN SPEEGLE's Complaint for Divorce and other relief by June 30, 2022, or, thereafter, a judgment by default may be rendered against him in Case No. DR-2022-900025, Circuit Court of Blount County.

Done the 16 day of May, 2022
Cindy Massey, Clerk of the Circuit
Court of Blount County.

Bradley A. Green, Attorney for Kaleb Dylan Speegle
204 Third Street North
Oneonta, AL 35121

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 13, 2012, executed by STEPHEN KYLE VINSON, conveying certain real property therein described to WATAUGA TITLE, as Trustee, as same appears of record in the Register's Office of Cannon County, Tennessee recorded July 19, 2012, in Deed Book 139, Page 835 ; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to PennyMac Loan Services, LLC 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 **June 23, 2022** at 2:00 PM at the County Courthouse Square, Cannon County Courthouse, 200 West Main Street, Woodbury, TN 37190, 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:

LAND SITUATED IN CANNON COUNTY, TENNESSEE, TO-WIT: LYING AND BEING ON THE NORTHWEST SIDE OF HOLLOW SPRINGS ROAD, BEING TRIANGULAR IN SHAPE AND BOUNDED ON THE NORTHEAST BY LANDS OF FREEZE; BOUNDED ON THE SOUTHWEST BY THE LANDS OF YOUNG; AND BOUNDED ON THE SOUTHEAST BY THE HOLLOW SPRINGS ROAD, CONTAINING ONE (1) ACRE MORE OR LESS.

Parcel ID: 065-040.00

PROPERTY ADDRESS: The street address of the property is believed to be **780 Hollow Springs Rd, Woodbury, TN 37190**. 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): STEPHEN KYLE VINSON

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
119 S. Main Street, Suite 500
Memphis, TN 38103
rslaw.com/property-listing
Tel: (877) 813-0992

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 26, 2005**, executed by **Bobby Dean Davis and wife, Kathy Gail Davis**, to **Archer Land Title** as Trustee, for **Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for The Lending Group, Inc., its successors and assigns**, and appearing of record on **April 5, 2005**, in the Register's Office of Cannon County, Tennessee, at Record Book 71, Page 402, and Instrument Number 19420.

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF8 Master Participation Trust**, the party entitled to enforce said security interest; and having appointed Clear Recon LLC, the undersigned, as Substitute Trustee by instrument filed or being filed for record in the Register's Office of Cannon County, Tennessee, with all of the rights, powers, and privileges of the original Trustee named in said Deed of Trust.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust, and that the undersigned, Clear Recon LLC, 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 **June 9, 2022**, at **2:00 PM**, local time, at the County Courthouse Square at the Cannon County Courthouse, located in Woodbury, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, paid at the conclusion of the sale, the following described property situated in Cannon County, to wit:

The land referred to herein below is situated in the County of Cannon, State of Tennessee, and is described as follows:

A certain tract or parcel of land in Cannon County, in the State of Tennessee, described as follows:

A certain tract or parcel of realty lying and being in the Fifth (5th) Civil District, Cannon County, State of Tennessee, described as follows, to-wit:

LOT NUMBER SEVENTEEN (#17) in Slatton Acres Subdivision (revised and filed 9-20-73) as shown in Plat Book 1, page 102, Register's Office Cannon County, Tennessee. According to the Plat, this Lot has a frontage of 200 feet on Parker Street; a backline on the North side of 200 feet; an East boundary line of 362.4 feet; and, a West boundary line of 369.4 feet.

Being the same property conveyed to Bobby Dean Davis and wife, Kathy Gail Davis by Warranty Deed from J. C. Slatton, Jr., and wife, Florence Slatton, dated August 16, 1976 and recorded August 16, 1976 of record in Book 103, page 424, Register's Office for Cannon County, Tennessee.

PROPERTY ADDRESS: (for informational purposes)
851 Parker Dr.
Bradyville, TN 37026

map/parcel: 65M-A-017.00
file # 2005031065

Parcel ID: **065N A 02200 000 (f/k/a 65M-A-017.00)**

Commonly known as **851 Parker Dr, Bradyville, TN 37026**

The street address and parcel number(s) of the above described property are believed to be correct; however, such references are not a part of the legal description of the property sold herein, and, in the event of any discrepancy, the legal description herein shall control

This sale is subject to tenant(s)/occupant(s) rights in possession.

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: **Bobby Dean Davis; Kathy Gail Davis; and Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as owner trustee for WF 19 Grantor Trust.**

If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

All right and equity of redemption, statutory and otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good; however, the undersigned will sell and convey only as Substitute Trustee.

The transfer shall be AS IS, WHERE IS, AND WITH ALL FAULTS, and without warranties of any kind, express or implied, as to the condition of the Property and the improvements located thereon, including merchantability or fitness for particular purpose. Trustee shall make no covenant of seisin or warranty of title, express or implied, and will sell and convey the subject real property by Substitute Trustee's Deed only.

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.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time.

THIS OFFICE IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Clear Recon LLC
Substitute Trustee
651 East 4th Street Suite 200
Chattanooga, Tennessee 37403
Phone: (877) 319-8840

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CANNON COUNTY

WHEREAS, Trey Hill executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citizens Bank N.A., Lender and Bert W. McCarter, Attorney, Trustee(s), which was dated March 11, 2019, and recorded on March 13, 2019, in Book 192, at Page 307 in Cannon County, Tennessee Register of Deeds.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, Citizens Bank, N.A., (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on **June 21, 2022**, at **10:00 AM** at the usual and customary location at the Cannon County Courthouse, Woodbury, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Cannon County, Tennessee, to wit:

BEING all of Lot No. 17 (1.7ac) as shown on the plan of Volunteer View Estates, Section 1 Resubdivision of Lots 17, 18 and 19, as shown on the plan of record in Plat Cabinet 4, Slide 74S, Register's Office for Cannon County, Tennessee, to which plan reference is here made for more complete details of said lot.

BEING the same property conveyed to Trey Hill, a single man by Warranty Deed from Robert B. Todd an unmarried man dated March 11, 2019 and appearing of record in Book 192, Page 305, in the Register's Office for Cannon County, Tennessee.

Parcel ID Number: 052 090001
Address/Description: 148 LORIE LANE, Woodbury, TN 37190
Current Owner(s): Trey Hill
Other Interested Party(ies):

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property 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; a deed of trust; and any matter that an accurate survey of the premises might disclose; and

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 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.

This office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee
c/o Tennessee Foreclosure Department
4360 Chamblee Dunwoody Road, Suite 310
Atlanta, GA 30341
PH: 404-789-2661 FX: 404-294-0919
File No.: 22-05353 FC01