

# LEGALS & PUBLIC NOTICES

**NOTICE TO CREDITORS**  
Estate of Joseph L. Reed, Notice is hereby given that on the 25th day of July, 2023 Letters of Administration in respect of the estate of Joseph L. Reed, 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 25th day of July, 2023. Anthony Reed, administrator of the estate of Joseph L. Reed, deceased. County Clerk W. Michael Corley Attorney

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**NOTICE TO CREDITORS**  
Estate of Mollie Irene Knox, Notice is hereby given that on the 3rd day of July, 2023. Letters of Administration or Letters Testamentary in respect of the estate of Mollie Irene Knox, 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 3rd day of July, 2023. Desiree Lynne Sinks and Dana Marie Davenport, co-executrix of the estate of Mollie Irene Knox, deceased DANA DAVENPORT, CLERK & MASTER Jay B. Jackson Attorney For The Estate

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## The Town of Woodbury Board of Mayor and Aldermen will meet in regular session Tuesday, August 8, 2023 at 7:00 PM at Woodbury City Hall.

**Andy Duggin, Mayor**

The Cannon County Board of Commissioners will have a public hearing on Thursday, 8/3/2023 for the purpose of receiving public comment regarding the following:

A request to rezone 0 Hurricane Creek Road, Auburtown, TN 37016 from A-1 Agricultural to R-1 Residential.

The public hearing will begin at 6:00 P.M. in the courtroom on the 2<sup>nd</sup> floor. 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 Cannon County Planner Tommy Lee by phone: 931-979-2170 or email: [tle@ucdd.org](mailto:tle@ucdd.org)

Greg Mitchell  
Chairman  
Cannon County Board of Commissioners

The Cannon County Board of Commissioners will have a public hearing on Thursday, 8/3/2023 for the purpose of receiving public comment regarding the following:

A request to rezone 3608 Hollow Springs Road, Bradyville, TN 37026 from A-1 Agricultural to R-1 Residential.

The public hearing will begin at 6:00 P.M. in the courtroom on the 2<sup>nd</sup> floor. 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 Cannon County Planner Tommy Lee by phone: 931-979-2170 or email: [tle@ucdd.org](mailto:tle@ucdd.org)

Greg Mitchell  
Chairman  
Cannon County Board of Commissioners

### 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 February 1, 2013, executed by JULIE P. CARNEY and IRVIN GENTRY NEELY conveying certain real property therein described to FNC TITLE SERVICES, LLC, as Trustee, as same appears of record in the Register's Office of Cannon County, Tennessee recorded March 8, 2013, in Deed Book 144, Page 874; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB2 who is now the owner of said debt; and WHEREAS, the undersigned, Ruben 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, Ruben 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 **August 24, 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 PARCEL OF LAND IN CANNON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

A HOUSE AND LOT FACING 49 FEET, MORE OR LESS, ON THE SOUTH SIDE OF LESTER STREET IN THE TOWN OF WOODBURY, SIXTH (6TH) CIVIL DISTRICT, BOUNDED ON THE NORTH BY LESTER STREET; BOUNDED ON THE SOUTH BY NORTHCUTT; BOUNDED ON THE EAST BY MELTON AND NORTHCUTT; AND BOUNDED ON THE WEST BY THE ALLEY, CONTAINING ONE (1) ARE, MORE OR LESS.

Parcel ID: 0390-C-029.00

PROPERTY ADDRESS: The street address of the property is believed to be **407 LESTER STREET, 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): ESTATE AND/OR HEIRS-AT-LAW OF IRVIN GENTRY NEELY

OTHER INTERESTED PARTIES:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

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.

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

## Cannon County School Board Meeting / Workshop

Tuesday • August 8th, 2023 @ 6:00 pm

**Board WORKSHOP**

Cannon County Committee Room  
110 Tatum St. • Woodbury, TN

Thursday • August 10th, 2023 @ 6:00 pm

**Board MEETING**

CCES/CCMS Cafeteria  
530 West Adams St. • Woodbury TN

## Public Notice Tennessee Department of Environment and Conservation (TDEC) Division of Water Resources (DWR) Notice Requesting Public Comments on Draft Permit Actions FILE # NRS23.187

The purpose of this notice is to advise the public of the following permit action and solicit comments and information necessary to evaluate the potential impact of the activities on the aquatic environment.

Pursuant to The Tennessee Water Quality Control Act of 1977, T.C.A. §69-3-108 and Tennessee Rules, Chapter 0400-40-07, the activity described below has been submitted for approval under an Aquatic Resource Alteration Permit and Section 401 Water Quality Certification. Section 401 of the Clean Water Act requires that an applicant obtain a water quality certification from the state when a federal permit is required. This notice is intended to inform interested parties of this permit application and draft permit and rationale, and to ask for comments and information necessary to determine possible impacts to water quality. At the conclusion of the public notice period a final determination will be made whether to issue or deny the permit.

**PERMIT COORDINATOR** Hannah Edmiston  
Tennessee Department of Environment & Conservation  
Division of Water Resources, Natural Resources Unit  
William R. Snodgrass Tennessee Tower  
312 Rosa L. Parks Avenue, 11th Floor  
Nashville, Tennessee 37243  
615-829-1307  
[Hannah.Edmiston@tn.gov](mailto:Hannah.Edmiston@tn.gov)

**APPLICANT** Shane Gannon  
Town of Woodbury  
101 West Water Street  
Woodbury, TN 37190  
(615) 563-4221

### LOCATION

East Fork Stones River, Woodbury, Cannon County

To view the location of these impacts and the watershed condition, visit the Division's map viewer at <http://tdeconline.tn.gov/dwr/> and search on the permit number or coordinates listed in this Public Notice.

### PROJECT DESCRIPTION / PURPOSE

One-time maintenance dredging in the East Fork Stones River was conducted to maintain the capacity of the reservoir and avoid disruption of flow to the Woodbury Water System. Dredging was limited to an area of approximately 60 feet in width, 200 feet in length, and 10 feet in depth and an approximate volume of 4,500 cubic yards. This permit was issued as an emergency permit and the activity has already occurred, but comments are still being accepted.

### ANTIDEGRADATION

In accordance with the Tennessee Antidegradation Statement (Rule 0400-40-03-.06), the Division has made the preliminary determination that the activities will not result in more than de minimis degradation of water quality.

### FACTORS CONSIDERED

In deciding whether to issue or deny this permit, the Division will consider all comments of record and the requirements of applicable federal and state laws. The Division will consider the nature, scale, and effects of the impacts. The Division will consider practicable alternatives to the alteration, loss of waters or habitat, diminishment in biological diversity, cumulative or secondary impacts to the water resource, and adverse impacts to unique, high quality, or impaired waters. In making this decision, a final determination will be made evaluating appreciable permanent loss of resource values and proposed compensatory mitigation to ensure the project will not result in no overall net loss of state water resources values.

### HOW TO COMMENT

TDEC is requesting public comment on this permit action. Obtaining a broad range of facts and opinions on Agency actions is one of the best ways to ensure appropriate decisions. Persons wishing to comment on the proposal are invited to submit written comments to the Division. Written comments must be received within thirty days following distribution of the approved public notice materials (including signage and newspaper ad). Comments will become part of the record and will be considered in the final decision. The applicant's name and permit number should be referenced. Send all written comments to the Division's address listed below to the attention of the permit coordinator. You may also comment via email to [water.permits@tn.gov](mailto:water.permits@tn.gov).

After the Division makes a final permit determination, a permit appeal may be filed by the applicant or by any person who participated in the public comment period whose appeal is based on comments given to the Division in writing during the public comment period or in testimony at a formal public hearing. If it is hard for you to read, speak, or understand English, TDEC may be able to provide translation or interpretation services free of charge. Please contact Brian Canada at 615-979-1406 or [Brian.Canada@tn.gov](mailto:Brian.Canada@tn.gov) for more information.

Si le resulta difícil leer, hablar o comprender inglés, TDEC puede proporcionarle servicios de traducción o interpretación sin cargo comunicándose con Brian Canada al 615-979-1406 o [Brian.Canada@tn.gov](mailto:Brian.Canada@tn.gov).

### PUBLIC HEARING

Interested persons may request in writing that the Division hold a public hearing on this application. The request must be received by the Division within the comment period, indicate the interest of the party requesting it, the reason(s) a hearing is warranted, and the water quality issues being raised. When there is sufficient public interest in water quality issues the Division will hold a public hearing in accordance with 0400-40-07-.04(4) (f). List all public hearing requests to the attention of the permit coordinator at the address listed below or via email to [water.permits@tn.gov](mailto:water.permits@tn.gov). Any scheduled public hearings will be advertised through a similar public notice process.

### FILE REVIEW

The permit application, supporting documentation, including detailed plans and maps, draft permit and rationale, and related comments are available for review on the internet at the Division's data viewer at [Permits\(tn.gov\)](http://Permits(tn.gov)): by entering the permit file number listed in the title of this Public Notice. The file may be viewed and copied at the address listed below.

Tennessee Department of Environment & Conservation  
Division of Water Resources, Natural Resources Unit  
William R. Snodgrass Tennessee Tower  
312 Rosa L. Parks Avenue, 11th Floor  
Nashville, Tennessee 37243

**Additional legal on Page A7.**