

LEGALS & PUBLIC NOTICES

Cannon County School Board Meeting / Workshop

Tuesday • August 9th, 2022 @ 6:00 pm

Board WORKSHOP

Central Office Boardroom
301 West Main St. • Woodbury TN

Thursday • August 11th, 2022 @ 6:00 pm

Board MEETING

Woodbury Grammar School Cafeteria
530 West Adams St. Woodbury TN

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Ronald D Odom and Claudia L Odom executed a Deed of Trust to William H Hilton, III, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Loandepot.com, LLC, on June 8, 2019 and recorded on June 17, 2019 in Book 194, Page 630, Instrument No. 58529 in the Office of the Register of Cannon County, Tennessee.

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 National Cooperative Bank, N.A. (the "Holder"), appointed the undersigned, McMichael Taylor Gray, LLC, 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, McMichael Taylor Gray LLC, Substitute Trustee, by virtue of the power and authority vested in it, will on September 1, 2022, at 2:00 PM at 200 West Main Street, Woodbury, TN 37190 at the Cannon County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Cannon County, TN:

Situated in the First Civil District of Cannon County, Tennessee, described as follows:

A triangular shaped tract of realty located on the south side of U. S. Highway # 70S in the Readyville Community, and beginning on a stake in the south margin of said Highway at Eva Ann Odom's northeast corner; running thence with the hedgerow south 2 degrees west 232 feet to a stake in Odom's line, this also being a corner with the lands of Tilford; running thence north 36-1/2 degrees east 200 feet with Tilford's line to a stake in the south margin of said highway; and, running thence with the margin of said highway north 52 degrees west 118 feet to the point of beginning, containing 3/4 acre, more or less, and further identified as Map # 37-J, Group B, Parcel 6, Office of County Tax Assessor.

Being the same parcel conveyed to Ronald D. Odom and Claudia L. Odom from Eva Ann Odom, by virtue of a deed dated 5/3/1999, recorded 5/4/1999, in Deed Book 180, Page 165, County of Cannon, state of Tennessee.

Tax ID/APN#: 037 J-A-037 J-022.00-000

Street Address: 5381 Murfreesboro Road, Readyville, TN 37149

Parcel Number: 037J A 022.00 000

Current Owner: Ronald D. Odom and Claudia L. Odom

Other Interested Party(ies): Estate of Claudia Odom and the Heirs thereof: Chadley Odom (aka Chad Odom), Crystal Melton, Rhonda Odom and Secretary of Housing and Urban Development

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

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; any matter that an accurate survey of the premises might disclose; any prior liens or encumbrances as well as any priority created by a fixture filing; any 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. 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 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 attempting to collect a debt. Any information obtained will be used for that purpose.

McMichael Taylor Gray LLC

Substitute Trustee

3550 Engineering Drive Suite 260, Peachtree Corners, GA 30092

Office: 404-474-7149 • Fax: 404-745-8121

MTG File No.: TN2022-00051

Invitation to Bid

Bid Opening: Tuesday, August 9, 2022 - 10:00 am CST

Description of services requested:

Collection and recycling of used tires

Provide covered container or trailer for the collection of used tires generated in Cannon County to be sited at the Convenience Center, Alexander Dr, Woodbury, TN. Once the container is filled, service provider will pick up the trailer or container and transport to a tire recycling facility or for other beneficial end use as required by the State of Tennessee. Include price of service by tonnage of tires that will be managed.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m. August 9, 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, Suite 216
Woodbury, Tennessee 37190

Contact Abbie Howell with questions. abbie.howell@cannoncountyttn.gov or 615-563-2320.

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

The Town of Woodbury Board of Zoning Appeals will meet on August 16, 2022, at 5:30 p.m. at Woodbury Town Hall located at 101 W. Water Street in Woodbury. The following items will be on the agenda:

- Owners of lots 3 and 4 in Mason Court are seeking a variance for lots to be used under R-2 restrictions. Property is currently zoned C-3.
- Developers of 11-acre subdivision at 201 Summit Street are seeking a 10-foot variance for the rear setbacks for all lots in subdivision.

Bill Jennings, Chairman
Woodbury Board of Zoning Appeals

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated November 20, 2015, and the Deed of Trust of even date securing the same, recorded November 24, 2015, in Book No. 163, at Page 650, in Office of the Register of Deeds for Cannon County, Tennessee, executed by Timothy Brian Pope and Ashley Nicole Pope, conveying certain property therein described to Kelley Hinsley as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Lakeview Loan Servicing, LLC.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by Lakeview Loan Servicing, LLC, will, on **September 29, 2022 on or about 2:00 PM, at the Cannon County Courthouse, 200 West Main Street, Woodbury, TN 37190, Woodbury, Tennessee**, offer for sale certain property hereinafter described to the highest bidder **FOR certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre- approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Cannon County, Tennessee, and being more particularly described as follows:

Land in Cannon County, Tennessee, being Tract No. 1 on the Plan of Re- subdivision Plat of Bobby Mayfield Property of record in Plat Cabinet 2, Slide 2-199A, in the Register's Office for Cannon County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

ALSO KNOWN AS: 1690 Bradyville Road, Readyville, TN 37149

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:

TIMOTHY BRIAN POPE ASHLEY NICOLE POPE

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option 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. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record. **W&A No. 352988**

DATED July 20, 2022
WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the terms, conditions, and payments provided for in a Deed of Trust dated the 14th day of February, 2013, executed by **JEREMY JACKSON GRANT and wife, SHEENIA LEE GRANT** to **RONALD HAYES**, whose address is 1245 Hollis Creek Road, Woodbury, TN 37190, to Ronald Hayes, Trustee, of record in Book 156, Page 485, Register's Office for Cannon County, Tennessee, to secure the indebtedness therein described, Ronald Hayes, by and through the executors of his estate, being the holder of said indebtedness, having demanded payment which is past due and unpaid and said payment having not been made;

THEREFORE, I, NATHAN LUNA, having been directed so to do by the holder of said indebtedness and by virtue of the power and authority vested in me by said Substitute Trustee Deed recorded in Book 234, Page 427, Register's Office for Cannon County, Tennessee; and,

ON August 27, 2022, at 10:00 o'clock A.M. at the **MAIN ENTRANCE of the Cannon County Courthouse, located at 200 W. Main St., Woodbury, Tennessee, 37190**; will sell to the highest and best bidder for cash free from the equity of redemption, homestead, and dower and all other exemptions which are expressly waived, the following described property located in the Eighth Civil District of Cannon County, Tennessee, to-wit:

BEING Tract No. 3 of a survey recorded in Plat Cabinet 3, Page 49A Register's Office Cannon County, Tennessee. According to survey Tract No. 3 contains 54,250 square feet or 1.25 acres.

FOR source of title to said realty reference is made to a certain Warranty Deed located in Book 156, Page 483, Register's Office for 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.

Said Deed of Trust recites title as unencumbered, except as noted herein, but sale will be made as Trustee only, without covenant of seizing or warranties of title, and title will be made subject to any unpaid taxes and assessments and all valid restrictions, liens, covenants or easements, if any, of record on said property.

The above-described property has a street address known as: 60 B Mathis Lane, Woodbury, TN 37190. Such address is not part of the legal description of the property sold herein, and in the event of any discrepancy, the legal description herein shall control.

Interested parties are as follows: The Estate of Ronald Hayes.

This is an attempt to collect a debt and any information gained can be used for such purpose.

DATED: This the 22nd day of July 2022.

SUBSTITUTE TRUSTEE:
NATHAN LUNA
ATTORNEY AT LAW
106 N. CHURCH STREET
MURFREESBORO, TN 37130
(615) 893-8920