

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS
 Estate of Lee Antham Higgins,
 Notice is hereby given that on the 7th day of September 2022 Letters of Administration or Letters Testamentary in respect of the estate of Lee Antham Higgins, 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 7th day of September, 2022.
 Deborah Higgins and Bobby Ray Higgins, co-executors of the estate of Lee Antham Higgins, deceased
 DANA DAVENPORT, CLERK & MASTER
 Tara J. Cowan
 Attorney For The Estate

NOTICE TO CREDITORS
 Estate of Mance Jay Davis, Sr,
 Notice is hereby given that on the 6th day of September 2022 Letters Testamentary in respect of the estate of Mance Jay Davis, Sr, 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 6th day of September, 2022.
 Penny Ann Pendergrast Nichols, executor of the estate of Mance Jay Davis, Sr, deceased
 DANA DAVENPORT, CLERK & MASTER
 Tara J. Cowan
 Attorney For The Estate

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.

Public Hearing Notice
 The Town of Woodbury Board of Mayor and Aldermen will conduct a Public Hearing Tuesday, October 4, 2022 at 7:00 PM at Woodbury City Hall concerning the following proposed ordinances:

Ordinance No. 530—An ordinance to amend Title 3, Chapter 2, Section 3-201 of the Woodbury Municipal Code regarding court costs.

Ordinance No. 531—An ordinance to amend the Zoning Ordinance of the Town of Woodbury, Tennessee to allow a twenty-foot (20’) rear yard setback within the R-2, High Density Residential zoning district.

Andy Duggin, Mayor

The Cannon County Board of Zoning Appeals will have a public hearing on 9/27/2022 at the Cannon County Courthouse, 200 Main Street, Woodbury TN for the purpose of reviewing the following item:
 Application for a Special Exception for a Temporary Use Permit for an event to be held on property located at 210 Rollin Coal Lane. The proposed item can be reviewed at the office of the Cannon County Planning Department, 200 W Main Street, Woodbury TN, from 10:00 a.m. to 1:00 p.m. Monday, Tuesday, Thursday, and Friday.
 The public hearing will begin at 5:30 P. M. All citizens are invited to attend. Any questions or comments may be addressed to the Cannon County Land Use Administrator by phone: 615-968-9438 or by email: David.Robinson@CannonCountyTN.gov

The Cannon County Board of Zoning Appeals will have a public hearing on 9/27/2022 at the Cannon County Courthouse, 200 Main Street, Woodbury TN for the purpose of reviewing the following item:
 Application for a Special Exception for a construction of a paint and body shop on property located at 2491 Bradyville Road. The proposed item can be reviewed at the office of the Cannon County Planning Department, 200 W Main Street, Woodbury TN, from 10:00 a.m. to 1:00 p.m. Monday, Tuesday, Thursday, and Friday.
 The public hearing will begin at 5:30 P. M. All citizens are invited to attend. Any questions or comments may be addressed to the Cannon County Land Use Administrator by phone: 615-968-9438 or by email: David.Robinson@CannonCountyTN.gov

The Cannon County Board of Zoning Appeals will have a public hearing on 9/27/2022 at the Cannon County Courthouse, 200 Main Street, Woodbury TN for the purpose of reviewing the following item:
 Application for a Special Exception for a placement of an accessory structure on property located at 102 Osage Lane. The proposed item can be reviewed at the office of the Cannon County Planning Department, 200 W Main Street, Woodbury TN, from 10:00 a.m. to 1:00 p.m. Monday, Tuesday, Thursday, and Friday.
 The public hearing will begin at 5:30 P. M. All citizens are invited to attend. Any questions or comments may be addressed to the Cannon County Land Use Administrator by phone: 615-968-9438 or by email: David.Robinson@CannonCountyTN.gov

The Cannon County Board of Zoning Appeals will have a public hearing on 9/27/2022 at the Cannon County Courthouse, 200 Main Street, Woodbury TN for the purpose of reviewing the following item:
 Application for a Special Exception for a placement of Tiny Home on property located at 229 Brandon Lane. The proposed item can be reviewed at the office of the Cannon County Planning Department, 200 W Main Street, Woodbury TN, from 10:00 a.m. to 1:00 p.m. Monday, Tuesday, Thursday, and Friday.
 The public hearing will begin at 5:30 P. M. All citizens are invited to attend. Any questions or comments may be addressed to the Cannon County Land Use Administrator by phone: 615-968-9438 or by email: David.Robinson@CannonCountyTN.gov

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 April 15, 2020, executed by BRANDON HARRIS conveying certain real property therein described to FOUNDATION TITLE & ESCROW, as Trustee, as same appears of record in the Register’s Office of Cannon County, Tennessee recorded April 17, 2020, in Deed Book 204, Page 177; and
 WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Tennessee Housing Development Agency 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 **October 13, 2022** 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CANNON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN CANNON COUNTY, TENNESSEE, BEING ALL OF LOT. 13, ON THE FINAL PLAT FOR INDIAN SPRINGS, PHASE V, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT CABINET 2, SLIDE 2-38B, IN THE REGISTER’S OFFICE FOR CANNON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT. ATTACHED HERETO AND CONVEYED HERewith IS A 2003 MANUFACTURED HOME BEARING HUD LABELS: TEN549164 AND TEN549163.

Parcel ID: 075B-A-009.00

PROPERTY ADDRESS: The street address of the property is believed to be **160 PAWNEE DRIVE , BRADYVILLE, TN 37026**. 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): BRANDON HARRIS
 OTHER INTERESTED PARTIES:

TENNESSEE HOUSING DEVELOPMENT AGENCY (“THDA”)

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
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 Memphis, TN 38103
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 Fax: (470) 508-9401