

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

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.

**Ambulance Authority Meeting
September 19, 2022
6:00 pm
Adams Committee Room**

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

**PUBLIC HEARING NOTICE
BEER BOARD MEETING**

The Cannon County Beer Board will meet Thursday, September 29, 2022, at 5:30 p.m. at the Cannon County Courthouse, 200 West Main St. Woodbury, TN 37190. The purpose of this meeting is to consider an application for on and off premises beer permit for Alicia and Kirk Kunkle, The Public House TN, located at 300 Bradyville Pike, Readyville, TN 37149. This meeting will be open to the public.

Lana Jones
Cannon County Clerk

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 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 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 Commissioners will have a public hearing on Thursday, October 6, 2022 at the Cannon County Courthouse, 200 W Main Street Woodbury TN 37190 for the purpose of reviewing the following item:

To amend the Cannon County Zoning Resolution; such amendment to include provisions for issuing Temporary Use Permits and discontinuance of nonconformance. The proposed amendment 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 can be addressed to Cannon County Land Use Administrator by phone: 615-968-9438 or by email: David.Robinson@CannonCountyTN.gov

Greg Mitchell
Chairman
Cannon County Commission

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, 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 **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.

Ruben Lublin TN, PLLC, Substitute Trustee
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Memphis, TN 38103
rlselaw.com/property-listing
Tel: (877) 813-0992
Fax: (470) 508-9401