

LEGALS & PUBLIC NOTICES

NOTICE OF FORECLOSURE

WHEREAS, by Deed of Trust dated August 10, 2018, of record in Record Book 187, page 749, Register’s Office of Cannon County, Tennessee, JARED FRANKLIN, a single man, did convey unto T. Mike Estes, as Trustee, a certain tract of real estate hereinafter described, to secure a certain indebtedness set out in said Deed of Trust; and WHEREAS, FARM CREDIT MID-AMERICA, PCA (F/K/A FARM CREDIT SERVICES OF MID-AMERICA, PCA), is the owner and holder of the note secured by said Deed of Trust hereinabove referred to; and WHEREAS, W. ANDREW BOBO was appointed Substitute Trustee by Appointment of Substitute Trustee of record in Record Book 214, page 244, Register’s Office of Cannon County, Tennessee; and WHEREAS, the said real estate described in said Deed of Trust is as follows: Lying and being in the 13th Civil District of Cannon County, Tennessee, on the north side of Hollow Springs Road and described as follows:

TRACT NO. 1: Beginning on an iron rod in the North margin of Hollow Springs Road, same being the SE corner of this tract and the SW corner of Bobby W. Simpson; thence with said margin N 57°28’16”W 126.87 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 3°34’58”, a radius 2143 feet, a tangent length of 67.02 feet, and a chord of N 59°15’44”W 133.98 feet; thence along said curve an arc length of 134 feet to an iron rod in said margin; thence leaving road with line of Tract No. 2 of the Parker property (6.8 acres as per survey of same date) N 3°23’47”E 1599.68 feet to an iron rod; thence with Jason Franklin et al S 85°42’54” E 157.41 feet to an axle at a post; thence with line of Bobby W. Simpson S 1°56’18”W 683.88 feet to an iron rod; thence S 0°21’27”W 1038.35 feet to the point of beginning, containing 7.09 acres, more or less, by survey of Carroll Dean Carman RLS TN #910, 150 Middle Fork Road, Hartsville, TN dated 3-25-05.

TRACT NO. 3: Beginning at an iron rod in the North margin of Hollow Springs Road, same being the SE corner of this tract and SW corner of Tract No. 2 of the Parker property (6.8 acres as per survey of same date), also being 467.02 feet NW of the SW corner of Bobby W. Simpson as you measure along said margin; thence with said margin

along a curve proceeding counter-clockwise, having a deflection angle of 00°19’20” a radius of 2143 feet a tangent length of 6.03 feet, and a chord of N 66°43’35” W 12.05 feet; thence along said curve an arc length of 12.05 feet; thence N 66°53’15” W 189.77 feet to an iron rod in said margin; thence leaving road with line of Tract No. 4 of the Parker property (6.22 acres as per survey of same date) N 3°23’47” E 1457.62 feet to an iron rod; thence with line of Jason Franklin et al S 85°42’54” E 190 feet to an iron rod; thence with line of said Tract No. 2 S 3°23’47”W 1522.79 feet to the point of beginning, containing 6.50 acres, more or less, by survey by Carroll Dean Carman, RLS TN #910, 150 Middle Fork Road, Hartsville, TN 37074, dated 4-25-05.

TRACT NO. 4: Beginning at an iron rod in the North margin of Hollow Springs Road, same being the SE corner of this tract and the SW corner of Tract No. 3 of the Parker property (6.50 acres as per survey of same date), also being 668.84 feet NW of the SW corner of Bobby W. Simpson as you measure along said margin; thence with said margin N 66°53’15”W 201.81 feet to an iron rod in said margin; thence leaving road with line of Tract No. 5 of the Parker property (5.93 acres as per survey of same date) N 3°23’47”E 1392.49 feet to an iron rod; thence with line of Jason Franklin et al S 85°42’54” E 190 feet to an iron rod; thence with line of said Tract No. 3 S 3°23’47”W 1457.62 feet to the point of beginning, containing 6.22 acres, more or less, by survey by Carroll Dean Carman, RLS TN #910, 150 Middle Fork Road, Hartsville, TN 37074, dated 4-25-05.

TRACT NO. 5: Beginning at an iron rod in the North margin of Hollow Springs Road, same being the SE corner of this tract and the SW corner of Tract No. 4 of the Parker property (6.22 acres as per survey of same date), also being 870.65 feet NW of the SW corner of Bobby W. Simpson as

you measure along said margin; thence with said margin N 66°53’15”W 201.81 feet to an iron rod in said margin; thence leaving road with line of Tract No. 6 of the Parker property (5.65 acres as per survey of same date) N 3°23’47”E 1327.35 feet to an iron rod; thence with line of Jason Franklin et al S 85°42’54”E 190 feet to an iron rod thence with line of said Tract No. 4 S 3°23’47”W 1392.49 feet to the point of beginning, containing 5.93 acres, more or less, by survey by Carroll Dean Carman, RLS TN #910, 150 middle Fork Road, Hartsville, TN 37074, dated 4-25-05.

TRACT NO. 6: Beginning at an iron rod in the North margin of Hollow Springs Road, same being the SE corner of this tract and the SW corner of Tract No. 5 of the Parker property (5.93 acres as per survey of same date), also being 1072.46 feet NW of the SW corner of Bobby W. Simpson as you measure along said margin; thence with said margin N 66°53’15”W 201.81 feet to an iron rod in said margin; thence leaving road with line of Tract No. 7 of the Parker property (5.48 acres as per survey of same date) N 3°23’47”E 1262.22 feet to an iron rod; thence with line of Jason Franklin et al S 85°42’54”E 190 feet to an iron rod; thence with line of said Tract No. 5 S 3°23’47”W 1327.35 feet to the point of beginning, containing 5.65 acres, more or less, by survey by Carroll Dean Carman, RLS TN #910, 150 Middle Fork Road, Hartsville, TN 37074, dated 4-25-05.

TRACT NO. 7: Beginning at an iron rod in the North margin of Hollow Springs Road, same being the SE corner of this tract and the SW corner of Tract No. 6 of the Parker property (5.65 acres as per survey of same date) also being 1274.27 feet NW of the SW corner of Bobby W. Simpson as you measure along said margin; thence with said margin N 66°53’15”W 187.92 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 71°18’9”, a

radius of 25 feet, a tangent length of 17.93 feet, and a chord of N 3°14’11”W 29.14 feet; thence along said curve an arc length of 31.11 feet to a point in the East margin of Delong Road; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 1°48’38”, a radius of 17855 feet, a tangent length of 282.13 feet and a chord of N 3°30’35”E 564.18 feet; thence along said curve an arc length of 564.21 feet; thence N 2°36’16”E 172.45 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 1°19’19”, a radius of 12034 feet, a tangent length of 138.83 feet, and a chord of N 1°56’36” E 277.64 feet; thence along said curve an arc length of 277.65 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 9°42’39”, a radius of 968 feet, a tangent length of 82.3 feet, and a chord of N 6°8’16”E 163.87 feet; thence along said curve an arc length of 164.06 feet to an iron rod st s post in said margin; thence leaving road with line of Jason Franklin et al S 85°42’54”E 193.96 feet to an iron rod; thence with line of said Tract No. 6 S 3°23’47”W 1262.22 feet to the point of beginning, containing 5.48 acres, more or less, by survey by Carroll Dean Carman, RLS TN #910, 150 Middle Fork Road, Hartsville, TN 37074, dated 4-25-05.

Being the same property conveyed to Jared Franklin by Warranty Deed from Joyce C. Parker, dated June 3, 2005, of record in Record Book 73, page 559, Register’s Office of Cannon County, Tennessee. WHEREAS, said Deed of Trust was made to secure the payment of a note therein set out and contained the power to sell in the case of default in the payment of said note and interest at maturity; and WHEREAS, the maker of said note has defaulted in the payment thereof, and the owner and holder of said note has declared the entire amount due and payable and has requested

the undersigned to foreclose said Deed of Trust according to its terms in order to collect said note. NOW, THEREFORE, I, the undersigned, W. ANDREW BOBO, SUBSTITUTE TRUSTEE will, in accordance with the terms set out in the Deed of Trust above referred to, on April 22, 2021, at 11 A.M., at the door of the Cannon County Courthouse, offer for sale and sell the above-described real estate at public auction to the highest and best bidder for cash in bar of equity of redemption and free from homestead and dower, all in accordance with the provisions of said Deed of Trust and the laws of Tennessee controlling such sales, subject, however, to all outstanding real estate taxes; any applicable easements and restrictions; and prior liens or mortgages, if any Other interested parties: Farm Credit Mid-America, FLCA; Tennessee Farmers Cooperative, d/b/a Co-Op Financial Solutions; John Deere Financial, FSB, f/k/a FPC Financial, FSB. Said property may be sold as a whole or by individual lots or tracts or groups of lots or tracts at the discretion of the Substitute Trustee. The right is reserved to adjourn the day of the sale to another day and time certain without further publication and in accordance with law upon announcement of said adjournment on the day and time and place of sale set forth above. The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the Substitute Trustee, be cause for rejection of the bid, and if the bid is rejected, the Substitute Trustee shall have the option of making the sale to the next highest bidder who is ready, willing, and able to comply with the terms thereof. The proceeds derived from the sale of the property will be applied as provided for in said Deed of Trust. Said Deed of Trust is made a part hereof as if copied verbatim herein.

This sale of the Property shall be subject to any

and all taxes, easements, restrictions, building lines, and assessments (plus penalty and interest, if any), and any redemptive rights of any governmental agency, State or Federal (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust, as well as any priority created by fixture filing, and any applicable City and/or County zoning ordinances as now affect or as may later affect the parcel. If the U. S. Department of the Treasury/Internal Revenue Service, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor and Work Force Development are listed as interested parties in the advertisement, then the notice of this foreclosure is being given to them, and the sale will be subject to the applicable governmental right to redeem the property, all as required by 26 U.S.C. 7425 and T.C.A. 67-1-1433. If applicable, the notice requirements of T.C.A. 35-5-117 have been met. The address of the property is unknown, but 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. This property is further identified as being Map 85, Parcel 20.00 on the records of the Tax Assessor of Cannon County, Tennessee. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. This 25th day of March, 2021. W. Andrew Bobo, Substitute Trustee

BOBO, HUNT & WHITE
111 W. Side Square
Shelbyville, Tennessee
37160
(931) 684-3327

ATTORNEYS FOR SUBSTITUTE TRUSTEE

Monthly Meeting

Cannon County Highway Commission will be meeting at the office of Mr. Wayne Hancock, Road Superintendent, 900 Old McMinnville Road, Woodbury, Tennessee 37190 on **April 20, 2021 at 5:00 p.m.** Local Time
*Cannon County Highway Department
Mr. Wayne Hancock, Road Superintendent*

The Cannon County Board of Zoning Appeals will be conducting a public hearing on **April 27, 2021 at 6:30 p.m.** at the Cannon County Courthouse. The public hearing concerns an application for a special exception for operation of a nature preserve at Sugar Tree Knob Road, Liberty, TN 37095 (Tax Map 033, Parcel 17.00). All interested citizens will have the opportunity to provide public comment.

The Cannon County Commission will have a public hearing scheduled for **Thursday, May 6, 2021** at the Cannon County Courthouse for the purpose of receiving public comment regarding the following:

The removal of the end section (190 feet) of Dobbs Hollow from the county road list. The request is being made by Jason and Abby Short.

The public hearing will begin at 5:30 P.M. in the meeting room on the 2nd floor. All citizens are invited to attend. Any questions or comments can be addressed to Cannon County Planner Tommy Lee by phone: 931-979-2170 or email: tlee@uccd.org

*Greg Mitchell
Chairman
Cannon County Commission*

Bid Opening: **April 16, 2021 - 10:00 am** Central Time

INVITATION TO BID

Description of items/services requested:

Cannon County Jail – Roof related repairs from fire damage

1. Remove 2’ wide section of existing roof along affected edge of fire damage and dispose
2. Remove all perimeter edge metal components in the area and dispose
3. Fabricate and install new sheet metal components matching existing
4. Install new spray foam insulation and coating following current manufacturer guidelines ensuring a watertight seal
5. Provide owner with one-year warranty on installation of new repair

For specific questions relating to the roof repair, please contact Chief Deputy Jordan McGee at (615) 563-1000 or jordan.mcgee@ccstn.net.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m. April 16, 2021** (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

A site visit prior to submitting a bid is **REQUIRED**.

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