

LEGALS & PUBLIC NOTICES

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 6, 2007, executed by EDWARD D. NOWALK, to Gail C. Victory as Trustee for U.S. BANK NATIONAL ASSOCIATION, its successors and assigns, recorded on February 16, 2007 in Record Book 95, Page 334, and Instrument Number 26046, the Register of Deeds Office for Cannon, Tennessee, to which reference is hereby made; and

WHEREAS, U.S. BANK NATIONAL ASSOCIATION, S/B/M TO U.S. BANK NATIONAL ASSOCIATION ND, hereinafter "Creditor", the party entitled to enforce said security interest, having appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee, or its agent, by virtue of the power, duty, and authority vested in and imposed upon said Substitute Trustee, will, on March 16, 2023, at 2:00 PM local time, at the Cannon County Courthouse, 200 West Main Street, Woodbury, TN 37190, offer for sale certain property hereinafter described to the highest bidder for cash or certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the Substitute Trustee.

The property to be sold is described as follows:

REAL ESTATE SITUATED AND LOCATED IN THE 6TH CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT; BEGINNING ON A P K NAIL IN THE CENTER OF A WOODEN BRIDGE OVER A CREEK ON THE BELLE HILL ROAD (SOMETIMES KNOWN AS THE TODD HOLLOW ROAD) AT THE NORTHWEST CORNER OF THIS TRACT; THENCE LEAVING THE ROAD SOUTH 16° 26' WEST 642.76 FEET TO THE SOUTHWEST CORNER OF THIS TRACT; THENCE SOUTH 69° 01' EAST 803.6 FEET TO A TWIN 16" WALNUT TREE AT A FENCE CORNER; THENCE SOUTH 61° 27' EAST 112.8 FEET TO A 24" WHITE OAK TREE ON THE WEST BANK OF A CREEK; THENCE NORTH 23° 21' EAST 141.3 FEET TO A FENCE CORNER AT THE NORTHEAST CORNER OF THIS TRACT; THENCE WITH A FENCE LINE ON THE WEST SIDE OF A PRIVATE RIGHT-OF-WAY NORTH 38° 00' WEST 122.4 FEET; THENCE NORTH 31° 11' WEST 128.25 FEET; THENCE NORTH 19° 42' WEST 303.83 FEET TO THE CENTER OF THE BELLE HILL ROAD; THENCE WITH THE ROAD NORTH 59° 37' WEST 158.42 FEET; THENCE NORTH 37° 22' WEST 208.56 FEET; THENCE NORTH 52° 08' WEST 115.0 FEET; THENCE NORTH 81° 12' WEST 126.97 FEET TO THE POINT OF BEGINNING, CONTAINING TEN (10) ACRES, MORE OR LESS, IN ACCORDANCE WITH A SURVEY AND A PLAT PREPARED THEREOF ON JULY 28, 1983, BY THOMAS D. COOK, TENNESSEE REGISTERED LAND SURVEYOR # 365. FOR IDENTIFICATION PURPOSES ONLY, SEE MAP 53, PARCEL 26, OFFICE OF THE COUNTY TAX ASSESSOR. THIS CONVEYANCE IS SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY IN FAVOR OF BENTON LYLE DAVIS, SR., AND WIFE, ELSIE-RAE DAVIS, OF RECORD IN DEED BOOK 129, PAGE 274, OF SAID REGISTER'S OFFICE. COMMONLY KNOWN AS: 33 NOWALK LN, WOODBURY, TN 37190 BEING THE SAME PREMISES AS CONVEYED IN DEED FROM DAVID A. SCHNEIDER AND WIFE, KATHY W. SCHNEIDER RECORDED 7/2/84 IN BOOK 132 PAGE 302, IN SAID COUNTY AND STATE. THE INSTRUMENT CONSTITUTING THE SOURCE OF THE BORROWER'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A QUIT-CLAIM DEED RECORDED AT BOOK 95 PAGE 332 IN THE REGISTER'S OFFICE OF CANNON COUNTY, T

ENNESSEE

TAX ID: 05302600
Commonly known as: 33 NOWALK LN WOODBURY, TN 37190
Parcel number(s): 05302600

In the event of a discrepancy between the legal description, the street address, and/or the parcel number(s), the legal description shall control. The sale is subject to the following: tenant(s)/occupant(s) rights in possession, if any; 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 state or federal governmental agency; any prior liens or encumbrances; any priority created by a fixture filing; and any matter that an accurate survey of the property might disclose. Additionally, the following parties might claim an interest in the property: **EDWARD D NOWALK; AND MIDLAND FUNDING LLC AS SUCCESSOR IN INTEREST TO GE MONEY BANK/LOWES CONSUMER.**

If the United States, the State of Tennessee, or any agency thereof have any liens on the property and are named herein as interested parties, timely notice has been given to them in accordance with applicable law, and the sale will be subject to any applicable rights of redemption held by such entities, as required by 26 U.S.C. § 7425 and/or T.C.A. § 67-1-1433.

The property will be sold AS IS, WHERE IS, WITH ALL FAULTS, and without warranty of any kind, express or implied, as to the condition of the property or any improvements thereon, including but not limited to merchantability or fitness for a particular purpose. The Substitute Trustee makes no covenant of seisin or warranty of title, express or implied, and will only convey the property by Substitute Trustee's Deed. Except as noted above, all right and equity of redemption, statutory or otherwise, homestead, and exemption are expressly waived in the Deed of Trust.

The sale held pursuant to this notice is subject to the express reservation that it may be rescinded by the Substitute Trustee at any time. If the sale is rescinded for any reason, the purchaser shall only be entitled to a refund of funds tendered to purchase the subject property, and shall have no further or other recourse against Creditor, the Substitute Trustee, or their successor(s), assign(s), agent(s), and attorney(s). The right is reserved to adjourn 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. Notice of such adjournment will also be mailed to interested parties when required by applicable law.

If you have any questions or concerns, please contact: Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Attn: TN Foreclosure
1232 Premier Drive, Suite 320
Chattanooga, TN 37421
(423) 498-7400

Please reference file number 22-088542 when contacting our office. THIS OFFICE MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE TO CREDITORS

Estate of Georgia Fay Pitts, Notice is hereby given that on the 24th day of January, 2023. Letters of Administration or Letters Testamentary in respect of the estate of Georgia Fay Pitts, 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 described in (1) (A); or (2) Twelve (12) months from the date of the date that is 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 24th day of January, 2023. Bryan Kevin Pitts and Michael John Pitts, co-executors of the estate of Georgia Fay Pitts, deceased DANA DAVENPORT, CLERK & MASTER Darwin K. Colston Attorney For The Estate

NOTICE TO CREDITORS

Estate of Jimmy Ray Wilson, Notice is hereby given that on the 6th day of February, 2023. Letters of Administration or Letters Testamentary in respect of the estate of Jimmy Ray Wilson, 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 February, 2023. Chasity Vaughn, administratrix of the estate of Jimmy Ray Wilson, deceased DANA DAVENPORT, CLERK & MASTER Johnathon Fagan Attorney For The Estate

NOTICE TO CREDITORS
Estate of Augusta Donnell, Notice is hereby given that on the 30th day of January, 2023. Letters of Administration or Letters Testamentary in respect of the estate of Augusta Donnell, 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 described in (1) (A); or (2) Twelve (12) 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 30th day of

January, 2023. Shirley Parker and Brenda Renae Swann, co-executrices of the estate of Augusta Donnell, deceased DANA DAVENPORT, CLERK & MASTER Matthew D. Cowan Attorney For The Estate

NOTICE TO CREDITORS

Estate of Kenneth Aaron Hieb, Notice is hereby given that on the 24th day of January, 2023. Letters of Administration or Letters Testamentary in respect of the estate of Kenneth Aaron Hieb, deceased DANA DAVENPORT, CLERK & MASTER Darwin K. Colston Attorney For The Estate

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 24th day of January, 2023. Kimberly Jacobs, administratrix of the estate of Kenneth Aaron Hieb, deceased DANA DAVENPORT, CLERK & MASTER Darwin K. Colston Attorney For The Estate

NOTICE TO CREDITORS

Estate of Harold Avon Conley, Notice is hereby given that on the 6th day of October, 2022. Letters of Administration or Letters Testamentary in respect of the estate of Harold Avon Conley, 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

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 October, 2022. Wanda Sue Conley, executrix of the estate of Harold Avon Conley, deceased DANA DAVENPORT, CLERK & MASTER M.B. Murfree, IV Attorney For The Estate

NOTICE FOR TERMINATION OF PARENTAL RIGHTS

STATE OF ALABAMA JEFFERSON COUNTY FAMILY COURT

TO: MICHAEL LANE MILLER, Legal Father

You are hereby given notice that a petition has been filed by the Jefferson County Department of Human Resources requesting that your parental rights be terminated to **AUBRIE ELIZABETH HOSIE**, born on January 16, 2018 to Audrey Marie Miller at University of Alabama Hospital in Birmingham, Jefferson County, Alabama and to **JACE ROBERT MILLER**, born on August 28, 2014 to Audrey Marie Miller at Oakwood Hospital in Dearborn, Wayne County, Michigan. You are hereby given notice that you are required to file an Answer with the Clerk of the Juvenile Court and with the Petitioner's attorney, Chandra Payne, P.O. Box 13248, Birmingham, AL 35202-3248, within fourteen (14) days of the date of the last publication of this notice or a default judgment can be entered against you. A final hearing has been set for **MONDAY, APRIL 10, 2023 at 8:35 A.M.** in Courtroom 210 of the Family Court of Jefferson County, 120 2nd Court North, Birmingham, AL 35204. You may appear and contest the same if you choose.

Done this 3 day of February 2023


Lakita M. Hall-Wright, Clerk of Court

The Cannon County Board of Zoning Appeals will have a public hearing on Tuesday, 2/28/2023 in the 2nd floor Court Room of the County Courthouse, 200 W. Main Street, Woodbury TN for the purpose of reviewing the following item:

Application for a Variance for: Placement of a mobile home in an A-1 Agricultural District.

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 can 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 Tuesday, 2/28/2023 in the 2nd floor Court Room of the County Courthouse, 200 W. Main Street, Woodbury TN for the purpose of reviewing the following item:

Application for a Special Exception for: operation of a paint and body shop 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 can 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, March 2, 2023 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 repeal "ARTICLE XII. FLOOD HAZARD REDUCTION AND COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP)" and replace it with "ARTICLE XII. FLOOD HAZARD REDUCTION AND COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP)" which incorporates, "by reference, all provisions and restrictions of the most recent CANNON COUNTY FLOOD DAMAGE PREVENTION RESOLUTION as enacted by the Cannon County Board of Commissioners". 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 4:00 p.m. Monday, Tuesday, Thursday, and Friday.

The public hearing will begin at 6:00 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