

LEGALS & PUBLIC NOTICES

ADVERTISEMENT FOR BID

THE OWNER (HEREINAFTER REFERRED TO AS OWNER):

Cannon County Government. Ph 629-218-3215
Project Manager, Neal Appelbaum
110 S. Tatum Street, Suite 216
Woodbury, TN 37190

AND THE ENGINEER:

St. John Engineering. Ph 931-728-2638.
923 Jackson St.
Manchester, TN 37355

PUBLIC NOTICE DATE: JANUARY 3, 2023

TO: POTENTIAL BIDDERS

Your firm is invited to submit an offer under seal to Owner for alterations to the Cannon Co. Community Center located at 630 West Lehman Street, Woodbury, TN. Bids will be received at:
110 S. Tatum Street
Suite 216 (Finance Department Conference Room)
Woodbury, TN 37190

Before 10:00 a.m. local time on the 26th day of January, 2023, for:

PROJECT: 378-14.01 Cannon County Community Center Gym Roof Replacement and HVAC Improvements - Rebid.

All bidders must be licensed contractors as required by the Contractor Licensing Act of 1976 (TCA Title 62, Ch 6).

Project Description:

Roof Replacement at the gymnasium includes but is not necessarily limited to the following work items:

- New light-gauge roof trusses
- New metal roof assembly
 - Base bid shall include standing seam metal roofing assembly.
 - Alternate 2 shall include through-fastened roof assembly
- New Roof insulation
- Flashing, accessories, trim, and other items as necessary for a complete weather-right installation.

HVAC work includes, but is not necessarily limited to the following work items:

- Removal of existing gas furnaces for gym.
- New roof-top units, including ducting.
- Reinforcement of roof structure.
- Incidental roof work to flash and patch at new roof top units.
- Rerouting of existing work as required to accommodate new work.

Fascia/soffit work includes but is not necessarily limited to the following work items:

- Removal of existing plywood fascia and soffit panels.
- Cleaning of existing framing as required.
- New soffit and fascia panel including all trim work, sealants, and other accessories as required for a complete system integrated with roof system.
- Base bid shall include vertical corrugated metal fascia wall panels on open framing.
- Alternate 1 shall include shiplap metal fascia wall panels on solid substrate with weather barrier in lieu of vertical wall panels on open framing. Alternate bid shall include all changes required for the complete, installed alternate fascia system.

Work specifically excluded from this project:

- The lower roof of this bi-level roofed building is not included in the re-roofing portion of this project, beyond what is required to accommodate placement of new HVAC.
- HVAC for areas other than the gymnasium are not included in the HVAC, except to the extent of any existing work that needs to be rerouted.

BID DOCUMENTS FOR A STIPULATED SUM CONTRACT MAY BE OBTAINED FROM THE FOLLOWING LOCATIONS:

- Downloaded from website of the St. John Engineering, free of charge: Stjohnengineering.com
- Hardcopies of the documents are available from office of the St. John Engineering, for a non-refundable sum of \$150.

The following plan rooms:

- Dodge Room online, www.construction.com

Bid Documents may be viewed free of charge at the following locations:

- The office of the St. John Engineering, 923 Jackson St., Manchester, TN 37355.
- 110 S. Tatum Street, Suite 216 (Cannon County Finance Department Conference Room)

PREBID CONFERENCE

A prebid conference will be held at the job site January 19, 2023 at 1pm local time.

OTHER REQUIREMENTS

Bidders will be required to provide a Bid security in the form of a Bid Bond of a sum no less than 5 percent of the Bid Amount. Alternately, the bidder may provide a certified check in the sum of 5 percent of the Bid Amount.

Refer to other bidding requirements described in Document 002113 - Instructions to Bidders.

Submit your offer on the Bid Form provided. Bidders may supplement this form as appropriate.

Your offer will be required to be submitted under a condition of irrevocability for a period of sixty (60) days after submission.

The Owner reserves the right to accept or reject any or all offers.

Cannon County reserves the right to reject any or all bids. We are an equal opportunity employer. It is the policy of Cannon County, Tennessee to ensure compliance with Title VI of the Civil Rights Act of 1964; no person shall be excluded from participation in or be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance on the grounds of race, color, sex or national origin.

SUBSTITUTE TRUSTEE’S SALE

Sale at public auction will be on **February 14, 2023 on or about 1:00PM local time**, at the Cannon County Courthouse, Woodbury, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by GEOFFREY MCDONNELL AND GLORIA J. MCDONNELL, to FNC Title Services, LLC - MD, Trustee, on May 2, 2016, at Record Book 167, Page 118-133 as Instrument No. 50330 in the real property records of Cannon County Register’s Office, Tennessee.

Owner of Debt: Reverse Mortgage Funding LLC

The following real estate located in Cannon County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

All that certain lands situated in the 8th Civil District of Cannon County, Tennessee, described as follows:

Beginning on an iron pin in the West margin of Highway 146, said pin being the Northeast corner of Merriman (Deed Book 158, Page 116); thence leaving Highway 146 and with Merriman’s North line North 83 degrees 13 minutes West 222.81 feet to a fence corner in Wimberly’s line; thence with Wimberly and a fence North 04 degrees 56 minutes East 374.93 feet to an iron pin; thence South 81 degrees 31 minutes east 228.12 feet to an iron pin in the West margin of Highway 146; thence with Highway 146 south 05 degrees 42 minutes West 368.00 feet to the beginning. Containing 1.92 acres, more or less, as surveyed by Tom B. Thaxton, R.L.S. #105, on August 15,2003.

Tax ID: 054-10900-000

Current Owner(s) of Property: GEOFFREY MCDONNELL AND GLORIA J. MCDONNELL

The street address of the above described property is believed to be 2039 Short Mountain Road, Woodbury, TN 37190, 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 referenced herein shall control.

SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN POSSESSION.

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. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE.

OTHER INTERESTED PARTIES: SECRETARY OF HOUSING & URBAN DEVELOPMENT AND THE UNKNOWN HEIRS OF GLORIA MCDONNELL

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

If applicable, the notice requirements of T.C.A. 35-5-101 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce 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 entities’ right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the purchase price. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee’s attorney.

MWZM File No. 22-000599-210-1

Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s)
COOL SPRINGS COMMONS, SUITE 273
7100 COMMERCE WAY
BRENTWOOD, TN 37027
TN INVESTORS PAGE: [HTTP://MWZMLAW.COM/TN_INVESTORS.PHP](http://MWZMLAW.COM/TN_INVESTORS.PHP)