

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 WOOD-EN 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 BEN-TON 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 QUITCLAIM DEED RECORDED AT BOOK 95 PAGE 332 IN THE REGISTER'S OFFICE OF CANNON COUNTY, T E N N E S S E E . 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.

Cannon County School Board Meeting / Workshop

Tuesday • March 7th, 2023 @ 6:00 pm

Board WORKSHOP

Cannon County Committee Room
110 Tatum St. • Woodbury, TN

Thursday • March 9th, 2023 @ 6:00 pm

Board MEETING

CCES/CCMS Cafeteria
530 West Adams St. • Woodbury TN

The Town of Woodbury Board of Mayor and Aldermen will meet in regular session, Tuesday, March 7, 2023 at 7:00 PM at Woodbury City Hall. The meeting is open to the public.

Andy Duggin, Mayor

Cannon County Election Office Invitation to Bid

Description of items/services requested:

The Cannon County Election Commission is accepting bids from qualified vendors for the replacement of its current voting system. This will include the purchase of ballot marking devices, ballot tabulators, tabulation system, high speed central vote tabulator, (possibly) electronic pollbooks, training, technical support, and Election Day support.

The Cannon County Election Commission serves 9500 registered voters. We have nine Election Day precincts, one early voting location, and currently twenty-six machines.

The voting system proposed to the Cannon County Election Commission must meet the following minimum requirements: certified by the U.S. Election Assistance Commission to the 2005 Voluntary Voting Systems Guidelines, certified by the TN State Election Commission and Coordinator of Elections, and should have accessibility features to allow voters with disabilities to vote privately.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:30 a.m. March 9, 2023** (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 (60) 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
diane.hickman@cannoncountyttn.gov

Prior to submission, contact Matt Teply at election@cannoncountyttn.gov or 615-563-5650 to answer any questions.

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

Convenience Center Hours of Operation

Mondays: 8:00 a.m. until 5:00 p.m.

Tuesdays: 8:00 a.m. until 5:00 p.m.

Wednesdays: Closed

Thursdays: 8:00 a.m. until 5:00 p.m.

Fridays: 8:00 a.m. until 5:00 p.m.

Saturdays: 8:00 a.m. until 5:00 p.m.

Sundays: Closed

News from the Convenience Center

Effective as of January 1, 2023 the waste tire disposal fee will be \$3 per tire. Please pay for tires at the Cannon County Executive's office (110 S. Tatum St. Woodbury) Mon-Fri from 8am-4pm. Upon payment, you will receive a receipt to bring to the Convenience Center to dispose of tires. Cash or check only. Make checks payable to Cannon County Government. The Center recycles without cost- cardboard, metal, and old electronics. Please call 615-563-2320 for any further assistance.

IN THE CHANCERY COURT FOR CANNON COUNTY, TENNESSEE AT WOODBURY

ELSA MURIN MONZALVO
VS.
SANTIAGO MONZALVO
DOCKET #23-13

ORDER FOR SERVICE BY PUBLICATION

Publication is hereby made as ordered by the court on February 17th, 2023, as to the Complaint for Divorce filed by the Plaintiff ELSA MURIN MONZALVO.

The Defendant SANTIAGO MONZALVO cannot be ascertained upon diligent inquiry. The Plaintiff's Attorney JAY B. JACKSON can be contacted at 106 EAST COLLEGE STREET, P.O. BOX 1336, MURFREESBORO, TN 37133, phone (615) 896-4211. By order of this court, publication shall run once weekly for four (4) consecutive weeks in the Cannon Courier, a newspaper of general circulation of Cannon County, Tennessee. The Defendant SANTIAGO MONZALVO has 30 days from the last date of publication of this Order to file an answer in the Chancery Court of Cannon County Tennessee, 200 West Main Street, Woodbury, TN 37190, phone (615) 563-5936, otherwise a Default Judgment may be granted for relief sought in the Complaint. This the 21st day of February, 2023.

/s/ HONORABLE J. MARK ROGERS
CHANCELLOR BY
INTERCHANGE

/s/ DANA M. DAVENPORT
CLERK & MASTER FOR
CANNON COUNTY, TN