

LEGALS & PUBLIC NOTICES

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.

PUBLIC NOTICE:
Cannon County Board of Education (via Cannon County Government) has applied for Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) funding through the Tennessee Emergency Management (TEMA) as a sub-recipient. The purpose of the funding is to provide automatic standby natural gas-powered backup generators at 3 schools in order to maintain critical communications infrastructure during power outages. Details of this Public Notice are posted on the school district website at www.ccstn.net under News & Announcements – Press Releases (The document name is Public Notice 12-01-2022.pdf). You may contact Michael Medford at 629-201-4801 (email: michael.medford@ccstn.net) for further information. Comments are due within 30 days.

Invitation to Bid
Cannon County Fire Department
Cannon County Fire Department is soliciting bids for 8 sets of Turnout Gear.
General Requirements:
Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:15 a.m., December 29, 2022** (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.
Please include a phone number and email address with the bid.
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
(629) 218-3213

If interested in submitting a bid, please contact Cannon County Fire Chief, Michael Underhill at munderhill@cannoncountycastle.com or by calling (615) 904-5002.
Cannon County reserves the right to reject any or all bids. We are an equal opportunity employer

NOTICE TO CREDITORS
Estate of Jean Rigsby, Notice is hereby given that on the 13th day of December, 2022 Letters of Administration in respect of the estate of Jean Rigsby, deceased were issued to the undersigned of County Probate Court of Cannon County, TN. All persons both resident and non-residents, having claims matured and unmatured against said estate are required to file same with the clerk of the above named court within four months of the first publication of this notice, otherwise their claims will be forever barred. This is the 13th day of December, 2022.
Kathy T. George, executor of the estate of Jean Rigsby, deceased.
Lana Jones, County Clerk
John H. Baker, Attorney

The Town of Woodbury Board of Mayor and Aldermen will conduct a Public Hearing on **Tuesday, January 3, 2023 at 7:00 PM** at Woodbury City Hall, 101 West Water Street, Woodbury, Tennessee, regarding proposed Ordinance No. 532, an ordinance amending the Town of Woodbury Municipal Zoning Ordinance regulating development within the corporate limits of Woodbury, Tennessee, to minimize danger to life, and property due to flooding, and to maintain eligibility for participation in the National Flood Insurance Program.

Andy Duggin, Mayor

SUBSTITUTE TRUSTEE’S NOTICE OF SALE OF REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS:
THAT, WHEREAS, on July 23, 2021 by Deed of Trust of record in Record Book 222, page 56, in the Register’s Office of Cannon County, Tennessee, said instrument being recorded on July 26, 2021, Arlin Lynn Byford and wife, Medeana Byford did convey in trust unto Thomas E.Anderton, Jr., Bedford County, Tennessee, TRUSTEE, the tract of land hereinafter described, to secure an indebtedness therein described to Liberty State Bank, as evidenced by a promissory note in said Deed of Trust, being incorporated therein by reference; and,
WHEREAS, the Trustee, Thomas E. Anderton, Jr.was unable to act and Bratten Hale Cook II having been appointed as Substitute Trustee in the place and stead of Thomas E. Anderton, Jr., said appointment being of record in Record Book 241, page 4 72 Register’s Office for Cannon County, Tennessee;
WHEREAS, default has been in the payment of said note, and the entire indebtedness having been declared due and payable as provided in said Deed of Trnst and Note, and payment not having been made as demanded, and the holder and owner of said Note has instructed the undersigned Substitute Trustee to foreclose said Deed of Trust.
NOW, THEREFORE, by virtue of the authority in me vested, under said instruments, I will, on Wednesday, January 11, 2023 at 10:00 a.m., prevailing time, offer for sale at the west door of the Cannon County Courthouse, Woodbury, Tennessee, to the last, highest, and best bidder for cash in hand, and in bar of all equities of redemption, homestead, and all other rights and exemptions of every kind, all of which are expressly waived in said Deed of Trust, the following described tracts of land, the same being situated in the 9th Civil District of Cannon County, Tennessee, said property being described as follows:

Beginning on an iron pin at the west margin of State Route #146, running thence S 24 deg. 23’ 45” W 299.54 feet to an iron pin; running thence N 63 deg. 13’ 15” W 161.41 feet to an iron pin; running thence N 29 deg. 25’ 16” E 273.53 feet to an iron pin; running thence S 74 deg. 01’ 00” E 139.01 feet to an iron pin, containing .98 acre, according to survey by S & T Surveying Co., P. O. Box 262, Manchester, Tennessee 37355, dated June 3, 1995.
DEED REFERENCE: Being the same lands described in a conveyance from Jeffery Tanner and wife, Sherry Tanner to Arlin Lynn Byford and wife, Medeana Byford of record in Record Book 222, page 53, Register’s Office of Cannon County, Tennessee.
The above-described property has a street address of: 3997 Short Mountain Road, Woodbury, TN 37190.

Map & Parcel 049-038.

Said sale will be made for the purpose of paying the indebtedness secured by the above-described Deed of Trust with the proceeds from the sale applied in accordance with the terms of the Deed of Trust.
The Substitute Trustee reserves the right to postpone or set over the date of sale in the event the Substitute Trustee deems it best for any reason at the time of sale to covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises would disclose.
The property is to be sold “As Is, Where Is,” without representation of warranty of any kind whatsoever, whether express or implied. Without limiting the foregoing, THIS PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.
The purchaser will assume the payment of any and all unpaid taxes, including but not limited to tax year 2022.
Pursuant to the Fair Debt Collection Practices Act, this is an attempt to collect a debt and all information obtained may be used in any attempt to collect this debt.
DONE in Smithville, Tennessee, this 13TH day of December, 2022

BRATTEN HALE COOK II, SUBSTITUTE TRUSTEE
FOR LIBERTY STATE BANK

Arlin Lynn Byford -Certified Mail & Regular Mail 3997 Short Mountain Road
Woodbury, TN 37190

Medeana Byford -Certified Mail & Regular Mail 3997 Short Mountain Road
Woodbury, TN 37190

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)