

LEGALS & PUBLIC NOTICES

Cannon County School Board Meeting / Workshop

Tuesday • October 8th, 2024 @ 6:00 pm

Board WORKSHOP

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

Thursday • October 10th, 2024 @ 6:00 pm

Board MEETING

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

NOTICE TO CREDITORS

Estate of Juanita Midkiff, Notice is hereby given that on the 13th day of September, 2024. Letters Testamentary in respect of the estate of Juanita Midkiff, 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 13th day of September, 2024. Beverly Ann Wheeler, executrix of the estate of Juanita Midkiff, deceased DANA DAVENPORT, CLERK & MASTER Tara J. Cowan Attorney For The Estate *****

NOTICE TO CREDITORS

Estate of Brenda Renae Swann, Notice is hereby given that on the 13th day of September, 2024. Letters of Administration in respect of the estate of Brenda Renae Swann, 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 13th day of September, 2024. Kimberly Jean Kilpatrick, administratrix of the estate of Brenda Renae Swann, deceased DANA DAVENPORT, CLERK & MASTER Tara J. Cowan Attorney For The Estate *****

SUBSTITUTE TRUSTEE'S SALE

Default having been made in the terms, conditions, provisions and payments made and provided for in a Deed of Trust dated July 12, 2011, executed by Danny H. Kennedy a/k/a Danny Hugh Kennedy, Jr., married, to Anthony R. Steele of Knox County, Tennessee, Trustee, and recorded in Book 133 Page 401 in the Register's Office for Cannon County, Tennessee, to secure the indebtedness therein described to Vanderbilt Mortgage and Finance, Inc., and the entire indebtedness having been called due and payable as provided in said deed of trust, and said payment not having been made, and the lawful owner and holder of said indebtedness having appointed the undersigned, David G. Mangum, as substitute trustee by written instrument dated September 10, 2024 and recorded in Book 260, Page 649, said register's office, notice is hereby given that I, the undersigned substitute trustee, or my designated agent, under the power and authority vested in me by said deed of trust, and having been requested to do so by the lawful owner and holder of said debt, will on Wednesday, October 16, 2024 at 3:45 pm at the Main Entrance of the Cannon County Courthouse located at 200 West Main Street, Woodbury, Tennessee, sell at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions and rights of every kind, all of which are expressly waived in said deed of trust, the following described tract or parcel of land more particularly described as follows, to-wit:

Lying and being in the 14th Civil District of Cannon County, Tennessee and being more particularly described as follows:

Located in the Sanders Fork Community, and bounded on the North by the lands of Jesse Hilton Jones; bounded on the South by the lands of Michael Vance; bounded on the East by the lands of Robert A. Morre; and bounded on the West by Tennessee State Highway #145, containing 3 acres, more or less. It is expressly agreed that this is a sale by the tract, and in no sense shall it be construed as a sale by the acre (description taken from prior deed and deed of trust).

This property is subject to and included any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

Together with that certain 2009 CMH Rutledge 925 RU manufactured home (VIN - CLR026138TNAB).

DEED REFERENCE:

Being the same property conveyed by Quit Claim Deed from Regina Pearl Myers to Jacqueline Ann Anderson and Teresa Kennedy recorded on March 4, 2011 in Book 131, Page 442, Cannon County Register of Deeds Office.

Also being the same property conveyed by Quit Claim Deed from Jacqueline Ann Anderson and Teresa Kennedy to Danny Hugh Kennedy, Jr. and wife Teresa Kennedy recorded on July 21, 2011 in Bok 133, Page 398, Cannon County Register of Deeds Office.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This description was taken from the deed of trust being foreclosed on of record in Book 133, Page 401, said Register's Office.

TAX MAP-PARCEL NO.: 024-021.00

PROPERTY ADDRESS: 4334 Auburntown Road, Woodbury, TN 37190, as shown on the tax maps for the Assessor of Property for Cannon County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

The property sold pursuant to this notice shall be sold "AS IS" and neither the Substitute Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefore, makes or shall make any warranty, whether express or implied, as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the property, the existence or absence of defaults under or the effect or this sale upon the rights of any party under such lease. The Substitute Trustee shall make no warranty of title, express or implied, and will sell and convey the subject real property by Substitute Trustee's Deed only.

The substitute trustee may adjourn or postpone the aforementioned sale of real property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time and place fixed by the preceding postponement or subsequently noticed sale, and without further notice make such sale at the time fixed by the last postponement, or may, in its discretion, give a new notice of sale. If applicable, the Notice requirements of T.C.A. § 35-5-117 have been met.

Pursuant to T.C.A. § 47-9-604, this sale may also include the manufactured home described as one (1) 2009 CMH Rutledge 925 RU manufactured home (VIN - CLR026138TNAB).

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.

Terms of sale: Cash
Substitute Trustee: David G. Mangum

Substitute Trustee
2303 8th Avenue South
Nashville, TN 37204
(615) 255-8690

Interested Parties: Heights Finance Corporation
Glen C. Watson, III
Middle Tennessee Emergency Physicians, PC
Terry Canady
Teresa Kennedy

Publish Newspaper: Cannon Courier
Editions dated: 9/24/24, 10/1/24, 10/8/24

The Town of Woodbury Board of Mayor and Aldermen will meet in regular session Tuesday, October 8, 2024 at 7:00 PM at Woodbury City Hall.

The meeting is open to the public.

Andy Duggin, Mayor

Notice of Application to Establish Domestic Branch Office

Notification is given that First National Bank of Middle Tennessee, 201 East Main Street, McMinnville, TN 37110 has filed an application with the Office of the Comptroller of the Currency on September 25, 2024, as specified in 12 CFR 5 for permission to establish a full-service domestic branch office at 828 McMinnville Highway Woodbury TN 37190. Any person wishing to comment on this application may file comments in writing with the Director for District Licensing, Southeast Region Office at 500 North Akard Street, Suite 1600 Dallas, Texas 75201 or at LicensingPublicComments@occ.treas.gov within 30 days of the date of this publication. To request a copy of the public portion of the filing, contact the Director for Licensing, Southeast Region at 500 North Akard Street, Suite 1600 Dallas, Texas 75201 or email Licensing@occ.treas.gov. Filing information may also be found in the OCC's Weekly Bulletin available at www.occ.gov.

NOTICE OF POLLING PLACES

GENERAL ELECTION / WOODBURY & AUBURN TOWN MUNICIPAL ELECTION

TUESDAY, NOVEMBER 5, 2024

You are hereby notified of a Presidential - General Election / Woodbury & Auburntown Municipal Election will be held in all voting precincts in Cannon County, Tennessee.

NOTE: STATE LAW REQUIRES A TENNESSEE OR FEDERALLY ISSUED PHOTO ID

TUESDAY, NOVEMBER 5, 2024
BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M.

Precinct	Polling Place	Location
11 - Westside	Westside Elementary	3714 Murfreesboro Rd.
21 - Auburntown	Auburntown Community Center	192 East Main St.
22 - Gassaway	Gassaway Community Center	245 Gassaway Main St.
23 - Pleasant Ridge	Woodbury Grammar School	530 West Adams St.
24 - Short Mtn. 2	Cannon County High	1 Lion Dr.
32 - Woodland	Woodland Elementary School	8383 Jim Cummings Hwy.
41 - Eastside	Adams Office Building	110 South Tatum St.
42 - Short Mtn. 4	Cannon County High	1 Lion Dr.
51 - Woodbury	Woodbury Grammar School	530 West Adams St.

ABSENTEE COUNTING BOARD - 5:30 PM - Cannon County Election Commission Office
120 South Tatum Street
Woodbury, TN 37190

If you have any questions about your voting location, please call the Election Commission Office at 563-5650.

ATTENTION VOTERS

Please be prepared to show proof of identification when you go to vote Tuesday, November 5, 2024. **A voter must have a Tennessee or Federal government issued photo ID.** If no photo identification is provided, the voter will vote a provisional ballot and the voter will have until two business days after the election to return to the election commission office and show a valid photo I.D. or the ballot will be rejected. **Forms of acceptable identification (even expired) include a Tennessee Driver's License with your photo, United States Passport, Department of Safety photo ID, Photo issued by the Federal or Tennessee state government, United States Military photo ID or Gun permit card with your photo.** The voter can sign an oath stating he/she is indigent or have a religious objection to being photographed.

NOTICE: Persons registering to vote on By-Mail forms, this includes actual By-Mail Forms or forms downloaded off the Internet, are required by law to vote either in person at the polls or in person during Early Voting the first time after they register to vote. You must bring proof of residency with you such as a CURRENT TN Driver's License, TN Dept. of Safety Photo ID, Social Security Card, or any other document with your name, current address and signature PLUS a Photo ID.

ATTENTION CANDIDATES

Display of campaign posters, signs or other campaign materials, distribution of campaign materials and solicitation of votes is strictly prohibited within 100 feet of any polling place. (TCA 2-7-111)

During the hours the polls are open, candidates are not to enter a polling place unless they are there to cast their vote. (TCA 2-7-103)

Tom Ganoe, Chairman—Joan Banks-Shirley, Secretary—Sue Conley, Commissioner—Sue Patrick, Commissioner
Dottie Baskin, Commissioner—Attest: Matt Teply, Administrator of Elections

Additional Legal Ads on Page A6