

LEGALS & PUBLIC NOTICES

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 Book 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 conduct a Public Hearing Tuesday, October 8, 2024 at 7:00 PM at Woodbury City Hall regarding proposed Ordinance No. 540, and ordinance amending Ordinance No. 363, Section 1, by changing the competitive bid amount from \$10,000.00 to \$25,000.00.

Andy Duggin, Mayor

Cannon County Bid Notice

The Cannon County Finance Department is soliciting bids for portable radios for the Cannon County Fire Department to be able to communicate on the Tennessee Advanced Communications Network, (TACN).

Bids shall be submitted to the following address:

Diane Hickman, Director of Finance
110 S. Tatum St.
Woodbury, TN 37190

No later than 1:00 p.m. October 8, 2024 (CST).

Every document must be enclosed in an envelope clearly marked as a bid document. Any response received after the above deadline shall be considered late and will not be opened or considered.

For bid specifications, contact Roy Sullivan, 911 Director, at roy.sullivan@cannoncountyttn.gov or (615) 563-4322.

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.

Tennessee Newspapers Keeping You Informed

To know more about local, county and state government business, read the public notices that appear in this newspaper each week or go to:

TnPublicNotice.com

A public service provided by this newspaper and the Tennessee Press Association.

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