

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS
Estate of Nancy H. Puckett, Notice is hereby given that on the 23rd day of July 2024, letters of testamentary in respect of the estate of Nancy H. Puckett, 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 23rd day of July 2024.

Amy P. Corley, executor of the estate of Nancy H. Puckett, deceased.
Lana Jones, County Clerk
W. Michael Corley
Attorney

Invitation to Bid Cannon County

Description of items/services requested: The Cannon County Department of Finance is soliciting bids for realtor services for the sale of the property located at 212 E. Water St, Woodbury, TN 37190 to include fee schedules and a list of services that can be provided – for both retail selling and auctioning.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 am, August 8, 2024 (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.

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

Questions? Contact Neal Appelbaum, Deputy Finance Director at (629) 218-3215 or neal.appelbaum@cannoncountyttn.gov.

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.

Cannon County School Board Meeting / Workshop

Tuesday • August 6th, 2024 @ 6:00 pm

Board WORKSHOP

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

Thursday • August 8th, 2024 @ 6:00 pm

Board MEETING

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

Cannon County Board of Education Request for Bid

Description of items/services requested: The Cannon County Department of Finance, on behalf of Cannon County Schools, is requesting bids for a new 9-passenger SUV.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m., August 6, 2024 (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.

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

For bid specifications, contact Crystal Kennedy, CTE Director, at (629) 218-3192 or crystal.kennedy@ccstn.net.

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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 December 23, 2009, executed by DONALD SIMON conveying certain real property therein described to SOUTHEAST TITLE, as Trustee, as same appears of record in the Register's Office of Cannon County, Tennessee recorded December 31, 2009, in Deed Book 123, Page 780-794; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Nationstar Mortgage LLC who is now the owner of said debt; and WHEREAS, the undersigned, Ruben Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Cannon County, Tennessee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Ruben Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on **September 3, 2024** at 12:00 PM at the County Courthouse Square, Cannon County Courthouse, 200 West Main Street, Woodbury, TN, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Cannon County, Tennessee, to wit:

LAND IN CANNON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN (NEW) IN THE WEST LINE, 20 FEET FROM CENTERLINE, OF OLD PROSPECT ROAD, BEING THE SOUTHEAST CORNER OF THIS TRACT AND A CORNER TO SHIRLEY NELSON PROPERTY DESCRIBED IN DEED BOOK 129, PAGE 248 AND SAID BEGINNING POINT ALSO BEING LOCATED APPROXIMATELY 600 FEET NORTH OF ICONIUM ROAD; THENCE LEAVING OLD PROSPECT ROAD WITH NELSON SOUTH 83 DEGREES 27 MINUTES 30 SECONDS WEST 128.79 FEET TO AN IRON PIN (NEW) BY AN IRON POST IN CONCRETE, BEING A CORNER TO CLARENCE AND PEARL DAVENPORT PROPERTY DESCRIBED IN DEED BOOK 104, PAGE 25; THENCE WITH DAVENPORT NORTH 10 DEGREES 59 MINUTES 13 SECONDS WEST 103.15 FEET TO AN IRON PIN (NEW) BY AN IRON POST IN CONCRETE NEAR A WELL; THENCE NORTH 80 DEGREES 08 MINUTES 35 SECONDS EAST 128.64 FEET TO AN IRON PIN (NEW) BY AN IRON POST IN CONCRETE IN THE WEST LINE OF OLD PROSPECT ROAD, THENCE WITH THE WEST LINE OF OLD PROSPECT ROAD, SOUTH 10 DEGREES 52 MINUTES 39 SECONDS EAST 110.59 FEET TO THE POINT OF BEGINNING, CONTAINING 0.315 ACRES MORE OR LESS IN ACCORDANCE WITH A SURVEY PREPARED BY STEVEN MICHAEL HOLLAND, TENNESSEE REGISTERED LAND SURVEYOR, LICENSE NO. 2337, DATED 4/19/04 AND SHOWN AS DRAWING NUMBER 040407, BEING ALL OF THE SAME PROPERTY CONVEYED TO THE GRANTOR(S) BY DEED OF RECORD IN BOOK 123, PAGE 778, REGISTER'S OFFICE FOR CANNON COUNTY, TENNESSEE. SUBJECT TO TAXES FOR THE YEAR 2009, EASEMENTS AND RESTRICTIVE COVENANTS, IF ANY, OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY TOGETHER WITH ANY MODIFICATIONS AND AMENDMENTS THERETO.

Parcel ID: 59-26

PROPERTY ADDRESS: The street address of the property is believed to be **1095 OLD PROSPECT RD, WOODBURY, TN 37190**. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.
CURRENT OWNER(S): DONALD SIMON
OTHER INTERESTED PARTIES:

The sale of the above-described property shall be subject to all matters shown on any recorded plat; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. 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. All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Ruben Lublin TN, PLLC, Substitute Trustee
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071
rlselaw.com/property-listing
Tel: (877) 813-0992
Fax: (470) 508-9401

July 25, 2024

To: Cannon County Commissioners:

The Cannon County Board of Commissioners will meet in regular session on **Thursday, August 1, 2024, at 6 PM**, in the Courtroom of the Cannon County Courthouse.

Meeting Agenda

1. Call to Order
2. Prayer
3. The Pledge of Allegiance
4. Roll Call
5. Approve / Change Agenda
6. Consent Agenda (Voice Vote)
 - Approve Meeting Minutes (July 11, 2024)
 - Approve Notaries
7. Public Comment Period Concerning Agenda Items (15 minutes)
8. Old Business / Tabled Items
9. Senator Shane Reeves, Representative Michael Hale and Comptroller of the Treasury Jason Mumpower to address the Commission
10. Judge Matthew Cowan to address the Commission concerning Recovery Court
11. Approve Resolution No: 2024-9 to increase the Litigation Taxes for General Sessions
12. Update from Chairman Mitchell on Jail Committee
13. Finance Department: (Diane Hickman / Neal Appelbaum)
 - α. Budget Amendments
 - β. Financial Updates
14. Adjourn

Greg Mitchell, County Executive

Next Commission Meeting Date: September 5, 2024 at 6 P.M.

The Town of Woodbury Board of Mayor and Aldermen will meet in regular session Tuesday, August 6, 2024 at 7:00 PM at Woodbury City Hall. The meeting is open to the public.

Andy Duggin, Mayor

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