

LEGALS & PUBLIC NOTICES

SCHOOL MOWING BID NOTICE April 1, 2025 – October 31, 2025 and April 1, 2026 – June 30, 2026

The Cannon County Finance Office is requesting bids on behalf of the Cannon County Board of Education to mow and trim schoolyards at one high school, four elementary schools, and one Central Office location.

This includes the following schools and locations:

- 1) East Side Elementary School, 970 Old McMinnville Hwy., Woodbury, TN 37190;

This School is CLOSED and may be leased, and/or sold during this contract period and mowing services will be cancelled after action is taken by the Board of Education;

- 2) Cannon County Elementary School/Cannon County Middle School, 530 West Adams Street, Woodbury, TN 37190;
- 3) Cannon County High School, 1 Lion Drive, Woodbury, TN 37190;
- 4) Cannon North Elementary School, 3714 Murfreesboro Highway, Readyville, TN 37149;
- 5) Cannon South Elementary School, 8383 Jim Cummings Hwy., Bradyville, TN 37026;
- 6) Cannon County Schools Central Office (front yard and western side yard of Adams Office Building), 301 West Main Street, Woodbury, TN 37190.

Bids must be submitted on Bid Form provided by the Board. Please contact Diane Hickman for a bid form: diane.hickman@cannoncountyttn.gov or go to the county's website cannoncountyttn.gov under Finance Department. This contract is for April 1, 2025 – October 31, 2025 and April 1, 2026 – October 31, 2026 (End of Contract). This contract is subject to cancellation by either party with a thirty (30) day written notice.

Bid Opening Date: October 1, 2024 at 10:00 am at the Cannon County Finance Office.

Bids must be submitted to:
Diane Hickman, Finance Director
Cannon County Finance Office
110 S. Tatum St, Ste 216
Woodbury, TN 37190
diane.hickman@cannoncountyttn.gov

Site Visit: There will be a site visit on September 24, 2024, at 10:00 am by Melanie Sissom, Facilities Coordinator. Please meet at the Cannon County High School football field, 1 Lion Dr, Woodbury, TN 37190.

The Board will act upon the bids at their workshop on Tuesday, October 8, 2024, 6:00 PM at Adams Committee Room, 110 S Tatum St, Woodbury, TN 37190.

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.

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

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

NOTICE TO CREDITORS

Estate of William Kenneth Hollis, Notice is hereby given that on the 23rd day of September, 2024. Letters Testamentary in respect of the estate of William Kenneth Hollis, 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 23rd day of September, 2024.

Mary Beth Brewer and Robert Lynn Kiddy, co-executors of the estate of William Kenneth Hollis, deceased DANA DAVENPORT, CLERK & MASTER Tara J. Cowan Attorney For The Estate

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.

The Woodbury Board of Zoning Appeals will meet Tuesday, October 15, 2024 at 5:30 PM at Woodbury City Hall.

The Woodbury Planning Commission will meet Tuesday, October 15, 2024 at 6:00 PM at Woodbury City Hall.

Bill Jennings, Chairman

The Cannon County Board of Zoning Appeals will have a public hearing on Tuesday, 10/22/2024 in the 2nd floor Court Room of the County Courthouse, 200 W. Main Street, Woodbury TN for the purpose of reviewing the following item:

Application for a Special Exception to: operate a tree service (C-1 Commercial) in an A-1 Agricultural Zone at 1100 Locke Creek Road, Readyville, TN 37149.

The proposed item can be reviewed at the office of the Cannon County Planning Department, 200 W Main Street, Woodbury TN, from 8:00 a.m. to 4:00 p.m. Monday, Tuesday, Thursday, and Friday.

The public hearing will begin at 5:30 P. M. All citizens are invited to attend; in addition to the above public hearing, a period for public comment on matters germane to other items on the agenda shall be provided. Any questions or comments can be addressed to the Cannon County Land Use Administrator by phone: 615-563-5263 or by email: David.Robinson@CannonCountyTN.gov

MONTHLY MEETING ADVERTISEMENT Cannon County Highway Commission will be meeting at the office of Mr. Wayne Hancock, Road Superintendent, 900 Old McMinnville Road, Woodbury, Tennessee 37190 on October 15, 2024 at 5:00 p.m. Local Time

**Cannon County Highway Department
Mr. Wayne Hancock, Road Superintendent**