

Legals & Public Notices

IN THE CHANCERY COURT OF CANNON COUNTY, TN

AT WOODBURY

RE: Larry "Slick" Odom DOCKET #18-329

CHANCERY COURT AUCTION SALE OF LAND

In obedience to a decree of the Chancery Court in Woodbury, TN, made in the cause of the Conservatorship of Larry "Slick" Odom, Docket #18-329, I will on Saturday November 9th, 2019 at 10:00 a.m. on the premises of the property to be sold, (Jim Cummings Hwy.) sale to the highest and best bidder for cash, SUBJECT TO CHANCERY COURT APPROVAL, 2 tract's of realty in the 5th civil district, at Jim Cummings Highway, Woodbury, TN 37190.

For identification of property see Map 065, Parcel 108.00, Office of the Property Assessor for Cannon County, TN. For source of title to said realty reference is made to Deed Book 152, page 66 and Deed Book 145, page 174, Register's Office for Cannon County, TN.

TERMS OF PROPERTY SHALL BE: 10% down the day of sale. Balance due at closing. (Any announcements made the day of sale take precedence over prior announcements.)

DANA DAVENPORT CLERK & MASTER {1029}

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated August 3, 2011, and the Deed of Trust of even date securing the same, recorded August 4, 2011, in Book No. 133, at Page 678, and modified on December 12, 2013, in Book No. 150, at Page 438 in Office of the Register of Deeds for Cannon County, Tennessee, executed by Obie B Gnida, conveying certain property therein described to Richard A. Northcutt as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First National Mortgage Services, LLC, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by JPMorgan Chase Bank, N.A..

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson &

Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by JPMorgan Chase Bank, N.A., will, on November 5, 2019 on or about 12:00 PM, at the At the County Courthouse Square, Cannon County Courthouse, Woodbury, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Cannon County, Tennessee, and being more particularly described as follows:

Being Lot No. 1 on the Plan of Atnip Place, Phase I, of record in Plat Cabinet 2, Slide 2-35B, Register's Office of Cannon County, TN, to which plat reference is hereby made for a more complete description.

ALSO KNOWN AS: 10275 Hollow Springs Road, Bradyville, TN 37026

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; 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. In addition, the following parties may claim an interest in the above-referenced property:

Obie B Gnida
Emily Paige Gnida

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option 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. In the event of inclement weather, the trustee hereby announces that the sale will be postponed for a period of two weeks. In such situations, notices will be mailed to interested parties of record. W&A No. 247336

DATED October 15, 2019

WILSON & ASSOCIATES, P.L.L.C., Successor Trustee {1029}

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CANNON COUNTY

WHEREAS, Lisa N. Koepfgen executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage, Inc., Lender and Larry A. Weissman, Trustee(s), which was dated October 27, 2006, and recorded on November 2, 2006 in Book 91, Page 830, Instrument Number 25032 in Cannon County, Tennessee Register of Deeds.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, SunTrust Bank, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on November 21, 2019, at 1:00PM at the usual and customary location at the Cannon County Courthouse, Woodbury, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Cannon County, Tennessee, to wit:

Land in Cannon County, TN, being all of Lot No. 26, J.H. Trail Lots, according to survey and plat of same appearing of record in Deed Book 38, Page 397, Register's Office for Cannon County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Kenneth L. Hartley and wife Lynn Hartley by deed from AmSouth Bank dated 9/23/04 and recorded 9/30/04 in Book 64, page 523, Register's Office for Cannon County, Tennessee.

920 Trail Street Woodbury, Tn 37190

Further being conveyed to Lisa N. Koepfgen, married by Deed from Kenneth L. and wife Lynn Hartley dated 10/27/06 and recorded in Record Book 91 page 828 in said Register's Office.

Parcel ID Number: 039M-A-012.00
Address/Description: 920 Trail Street, Woodbury,

TN 37190-1253.
Current Owner(s): Lisa N. Koepfgen.
Other Interested Party(ies): N/A

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property 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; a deed of trust; and any matter than an accurate survey of the premises might disclose; and

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 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.

This office is attempting to collect a debt. Any information obtained will be used for that purpose.

Brock & Scott, PLLC, Substitute Trustee c/o Tennessee Foreclosure Department 4360 Chamblee Dunwoody Road, Ste 310 Atlanta, GA 30341 PH: 404-789-2661 FX: 404-294-0919 File No.: 19-10031 FC01 /lr1112/

NOTICE OF SUBSTITUTE TRUSTEE'S SALE STATE OF TENNESSEE, CANNON COUNTY

THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION GATHERED IN CONNECTION HERewith WILL BE UTILIZED FOR THAT PURPOSE.

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust Note dated June 8, 2005, and the Deed of Trust of even date, securing said Deed of Trust Note recorded in Record Book 74, at Page 133, and as Instrument No. 20125, in the Register's office of Cannon County, Tennessee, executed by John Passenger and Reba Rackley, conveying certain property described therein to Kathy Winstead, as Trustee, for the benefit of JPMorgan Chase Bank, N.A. (the "Holder") and to Mickel Law Firm, P.A., having been appointed as Substitute Trustee by instrument of record in the Register's office

for Cannon County, Tennessee.

WHEREAS, the owner and holder of the Deed of Trust Note has declared the entire indebtedness due and payable and demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Deed of Trust Note and Deed of Trust.

NOW, THEREFORE, notice is hereby given that an agent of Mickel Law Firm, P.A., as Substitute Trustee, pursuant to the power, duty and authority vested in and conferred upon said Substitute Trustee, by the Deed of Trust, will on Thursday, November 21, 2019, at or about 1:00 PM at the Cannon County Courthouse, 200 W Main St., Cannon County Courthouse - County Courthouse Square, Woodbury, Tennessee, 37190, or the sale will be held in the place at said venue where foreclosure sales are customarily advertised and/or conducted, offer for sale to the highest bidder for cash, and free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Cannon County, Tennessee, described as follows:

A certain tract or parcel of realty situated in the Sixth (6th) Civil District of Cannon County, Tennessee and being described as follows to wit:

BEING all of Lot Number Thirteen (13), East Portion of Section Four (4) Forrest Park Subdivision, as recorded in Plat Book 1, Page 49, Register's Office of Cannon County, Tennessee, as shown by the plat, this lot has a frontage of 75 feet on Greenbrier Street; backline of 75 feet, and a depth of 150 feet running thence about South from said street between parallel lines.

More Commonly Known As: 201 W Greenbrier St, Woodbury, TN 37190. The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property 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; a deed of trust; and any matter than an accurate survey of the premises might disclose; and

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 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 sale is subject to Occupants(s) rights in possession, if applicable.

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 Substitute Trustee.

To the best of the Trustee's knowledge, information, and belief, there are no Federal or State tax lien claimants or other claimants upon the subject property which would require notice pursuant to the terms and provision of T.C.A. § 35-5-104, T.C.A. § 67-1-1433 or 26 U.S.C. § 7425.

If a high bidder fails to close a sale, the Substitute Trustee shall have the option of making the sale to the next highest bidder. The sale held pursuant to this Notice may be rescinded at the Substitute Trustee's option at any time.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust.

The following individuals or entities have an interest in the above-described property: John Passenger, Reba Rackley, the Tenants of 201 W Greenbrier St, Woodbury, TN 37190, President, Capital One Bank (USA), N.A., President, Midland Funding LLC as Successor in interest to Webbank/ Dell Financial Services, LLC, President, Portfolio Recovery Associates, LLC as successor in interest to HSBC Bank Nevada, N.A., President, Discover Bank, and President, Barclays Bank Delaware.

DATED this 22nd day of October, 2019. MICKEL LAW FIRM, P.A., SUBSTITUTE TRUSTEE 222 2ND AVENUE SOUTH, SUITE 1700 NASHVILLE, TN 37201 PHONE: (615)514-0138 FAX: (501)664-0631 File No. 105115-1 {1112}

INSERTION DATES: 10/29/2019; 11/05/2019; 11/12/2019

NOTICE OF PUBLIC HEARINGS

The Town of Woodbury Board of Mayor and Aldermen will meet in regular session Tuesday, November 5, 2019 at 7:00 PM at Woodbury City Hall. The meeting is open to the public.

The Town of Woodbury Board of Mayor and Aldermen will conduct a Public Hearing on Tuesday, November 5, 2019 at 7:00 PM at Woodbury City Hall regarding proposed Ordinance No. 510, an ordinance to amend Title 12, Chapter 1 Section 12-106 of the Woodbury Municipal Code (commercial building permit fees)

Andy Duggin, Mayor

REQUEST FOR BID PROPOSAL CANNON COUNTY, TENNESSEE CANNON COUNTY COURTHOUSE INTERIOR CEILING / WALL REPAIRS

Cannon County requests bids capable of providing interior repairs to the Cannon County Courthouse. This is primarily on the second-floor, ceiling and wall repairs. The construction will commence in January of 2020 with completion of the entire project by April 2020.

There are specific services to be performed. Preparation of bid plans, specifications and scope of work will be provided and clarified after an onsite review of all proposed repairs. It is imperative that a walk-through of the site occur prior to the submission of a bid.

This is an office environment with normal business hours. All work will be scheduled around these normal business hours. Accommodations must be made not to prohibit any functions of government during the repair process.

To present bids along with the criteria for bid specifications and scope of work call or email County Executive Brent D. Bush at 615-563-2320 or bbush-cannoncoexecutive@gmail.com.

Please submit two copies of your bid by 3 p.m. on November 15, 2019 to the County Executive office. All bids will be submitted to the County Commission and a contract will then be submitted to the Commission concerning the overall cost of the project.