

LEGALS & PUBLIC NOTICES

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 20, 2026 at 5:00 p.m. Local Time

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

Public Hearing Notice

At the November meeting of the Town of Woodbury Board of Mayor and Aldermen, there will be a public hearing on proposed Ordinance 567, an ordinance changing beer sale hours. The meeting will be at City Hall on November 3, 2026 at 7:00pm.

*Stan Hollandsworth,
Mayor*

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Legals & Public Notices

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ADDITIONAL
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SUBSTITUTE TRUSTEE'S NOTICE OF FORECLOSURE SALE

Default having been made in the terms, conditions, and payments provided in a certain Deed of Trust dated **JANUARY 31, 2024**, executed by **ANGELA HIGGINS, SINGLE WOMAN**, to **TRI STAR TITLE COMPANY, LLC**, Trustee, of record in **RECORD BOOK 253, PAGE 39; MODIFIED IN RECORD BOOK 282 PAGE 517**, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, AS NOMINEE FOR SUCCESS MORTGAGE PARTNERS, INC., in the Register's Office for **CANNON** County, Tennessee and to **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY**, either of whom may act, appointed as Substitute Trustee in an instrument of record in the Register's Office for **CANNON** County, Tennessee, to secure the indebtedness described; WHEREAS, the said Deed of Trust was last assigned to **TENNESSEE HOUSING DEVELOPMENT AGENCY**, the entire indebtedness having been declared due and payable by **TENNESSEE HOUSING DEVELOPMENT AGENCY**, being the present owner/holder or authorized agent, designee or servicer of the holder/owner of said indebtedness, has requested foreclosure proceedings to be instituted; and as provided in said Deed of Trust, I, **J. PHILLIP JONES/JESSICA D. BINKLEY**, will by virtue of the power and authority vested in me as Substitute Trustee, on **FRIDAY, NOVEMBER 13, 2026 AT 10:00 A.M., LOCAL TIME AT THE MAIN ENTRANCE OF THE CANNON COUNTY COURTHOUSE, WOODBURY, CANNON COUNTY, TENNESSEE**, sell to the highest bidder for cash, free from the equity of redemption, homestead, and dower, and all other exemptions which are expressly waived, and subject to any unpaid taxes, if any, the following described property in **CANNON** County, Tennessee, to wit:

PROPERTY LOCATED IN THE COUNTY OF CANNON, TENNESSEE:

LOCATED, lying and being in the Sixth (6th) Civil District of Cannon County, Tennessee and being more particularly described as follows, to-wit:
BEGINNING AT A NEW IRON PIN SET LYING ON THE EAST MARGIN OF OLD MANCHESTER ROAD (40' R.O.W.) AND HAVING STATE PLANE COORDINATES OF N: 541085.33 AND E: 1948782.35, AND BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE ALONG SAID EAST MARGIN OF OLD MANCHESTER ROAD NORTH 05 DEGREES 31 MINUTES 51 SECONDS WEST 94.86 FEET TO A POINT; THENCE NORTH 02 DEGREES 47 MINUTES 26 SECONDS WEST 70.73 FEET TO A NEW IRON PIN SET IN THE EDGE OF AN EXISTING DRIVEWAY; THENCE ALONG AN EXISTING FENCE LINE SOUTH 81 DEGREES 52 MINUTES 40 SECONDS EAST 119.78 FEET TO A WOODEN CORNER POST; THENCE SOUTH 03 DEGREES 22 MINUTES 42 SECONDS WEST 162.61 FEET TO A WOODEN CORNER POST; THENCE SOUTH 00 DEGREES 50 MINUTES 18 SECONDS EAST 57.42 FEET TO A FOUND IRON ROAD; THENCE NORTH 53 DEGREES 38 MINUTES 29 SECONDS WEST 120.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.47 ACRES, ACCORDING TO A SURVEY PREPARED BY CHRIS BATEMAN, R.L.S. # 1851, 521 WOOSLEY ROAD, TULLAHOMA, TN 37388, ON JANUARY 23, 2024.

Being the same property conveyed to Angela Higgins, single woman, by Warranty Deed dated January 31, 2024 and recorded in Record Book 253 Page 37, Register's Office, Cannon County, Tennessee.

THIS property is subject to and includes 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.

THIS IS IMPROVED PROPERTY KNOWN AS 713 OLD MANCHESTER ROAD, WOODBURY, TENNESSEE 37190.

Parcel ID 039N C 005.00

THE SALE OF THE SUBJECT PROPERTY IS WITHOUT WARRANTY OF ANY KIND, AND IS FURTHER SUBJECT TO THE RIGHT OF ANY TENANT(S) OR OTHER PARTIES OR ENTITIES IN POSSESSION OF THE PROPERTY. ANY REPRESENTATION CONCERNING ANY ASPECT OF THE SUBJECT PROPERTY BY A THIRD PARTY IS NOT THE REPRESENTATION/ RESPONSIBILITY OF TRUSTEE(S)/ SUBSTITUTE TRUSTEE(S) OR THEIR OFFICE.

THIS SALE IS SUBJECT TO ANY UNPAID TAXES, IF ANY, ANY PRIOR LIENS OR ENCUMBRANCES LEASES, EASEMENTS AND ALL OTHER MATTERS WHICH TAKE PRIORITY OVER THE DEED OF TRUST UNDER WHICH THIS FORECLOSURE SALE IS CONDUCTED, INCLUDING BUT NOT LIMITED TO THE PRIORITY OF ANY FIXTURE FILING. IF THE U.S. DEPARTMENT OF THE TREASURY/ INTERNAL REVENUE SERVICE, THE STATE OF TENNESSEE DEPARTMENT OF REVENUE, OR THE STATE OF TENNESSEE DEPARTMENT OF LABOR AND WORK FORCE DEVELOPMENT ARE LISTED AS INTERESTED PARTIES IN THE ADVERTISEMENT, THEN THE NOTICE OF THIS FORECLOSURE IS BEING GIVEN TO THEM, AND THE SALE WILL BE SUBJECT TO ALL APPLICABLE GOVERNMENTAL ENTITIES RIGHT TO REDEEM THE PROPERTY, ALL AS REQUIRED BY 26 U.S.C. 7425, T.C.A. 67-1-1433, AND 28 U.S.C. 2410 (C). THE NOTICE REQUIREMENTS OF T.C.A. 35-5-101 ET SEQ. HAVE BEEN MET.

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 TRUSTEE/SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO RESCIND THE SALE

IF YOU PURCHASE A PROPERTY AT THE FORECLOSURE SALE, THE ENTIRE PURCHASE PRICE IS DUE AND PAYABLE AT THE CONCLUSION OF THE AUCTION IN THE FORM OF A CERTIFIED/BANK CHECK MADE PAYABLE TO OR ENDORSED TO LAW OFFICE OF J. PHILLIP JONES. NO PERSONAL CHECKS WILL BE ACCEPTED. TO THIS END, YOU MUST BRING SUFFICIENT FUNDS TO OUTBID THE LENDER AND ANY OTHER BIDDERS. INSUFFICIENT FUNDS WILL NOT BE ACCEPTED. AMOUNTS RECEIVED IN EXCESS OF THE WINNING BID WILL BE REFUNDED TO THE SUCCESSFUL PURCHASER AT THE TIME THE FORECLOSURE DEED IS DELIVERED.

Non-bank successful bidders will be required to provide information required by the Financial Crimes Enforcement Network (FinCen) before the deed will be delivered. The information includes, but is not limited to, full legal name, a tax identification number, date of birth, complete current residential street address for the beneficial owner(s) of the foreclosed property.

OTHER INTERESTED PARTIES: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, AS NOMINEE FOR **SUCCESS MORTGAGE PARTNERS, INC.**, **SERVICER**, **TENNESSEE HOUSING DEVELOPMENT AGENCY**; **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

This is improved property known as 713 OLD MANCHESTER ROAD, WOODBURY, TENNESSEE 37190

J. PHILLIP JONES/JESSICA D. BINKLEY, SUBSTITUTE TRUSTEE
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