

LEGALS & PUBLIC NOTICES

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on **March 26, 2026 at 2:00PM local time**, at the center inside courthouse, Cannon County Courthouse, 200 West Main Street, Woodbury, Tennessee pursuant to Deed of Trust executed by Brian Hall, to Tri-Star Title Co., LLC, Trustee, as trustee for Mortgage Electronic Registration Systems, Inc., as Nominee for InterLinc Mortgage Services, LLC, its successors and assigns on August 30, 2019 at Record Book 197, Page 20; and modified by agreement recorded July 1, 2022 in Book 235, Page 941 conducted by LLG Trustee TN LLC, having been appointed Substitute or Successor Trustee, all of record in the Cannon County Register's Office. Default has occurred in the performance of the covenants, terms, and conditions of said Deed of Trust and the entire indebtedness has been declared due and payable.

Party Entitled to Enforce the Debt: Lakeview Loan Servicing, LLC, its successors and assigns.

The real estate located in Cannon County, Tennessee, and described in the said Deed of Trust will be sold to the highest call bidder. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warrant is intended.

Street Address: 10159 Jim Cummings Hwy, Bradyville, Tennessee 37026

Parcel Number: 082 013.00

Current Owner(s) of Property: Brian Hall

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, including those created by a fixture filing or any applicable homeowners' association dues or assessments; any defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale; all claims or other matters, whether recorded or not, which may encumber the purchaser's title and any matter that an accurate survey of the premises might disclose.

The following parties may claim an interest in the above-referenced property to be affected by the foreclosure: any judgment creditor or lien holder with an interest subordinate to the said Deed of Trust or any party claiming by, though, or under any of the foregoing. Such parties known to the Substitute Trustee may include: United States of America, acting through the Rural Housing Service; UHG I, LLC.

Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower to the extent disclaimed or inapplicable, and the rights of Brian Hall, and those claiming through him/her/it/them.

Any right of equity of redemption, statutory and otherwise, and homestead are waived in accord with the terms of 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 postpone or adjourn the sale to another time certain or to another specified date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announcing on the date, time, and location of each sale set forth above or any subsequent postpone or adjourned date, time, and location of sale; provided, however if the sale is postponed or adjourned for less than five (5) days after the original sale, announcement by internet posting is not required.

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 LOGS Legal Group LLP. 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.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded only by the Substitute Trustee at any time. If the Substitute Trustee rescinds the sale, the purchaser shall only be entitled to a return of any money paid towards the purchase price and shall have no other recourse. Once the purchaser tenders the purchase price, the Substitute Trustee may deem the sale final in which case the purchaser shall have no remedy. The real property will be sold AS IS, WHERE IS, with no warranties or representations of any kind, express or implied, including without limitation, warranties regarding condition of the property or marketability of title.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. The title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

This Notice of Sale can be viewed online by Better Choice Notice Solutions at [HTTPS://BetterChoiceNotices.com](https://BetterChoiceNotices.com)

LLG Trustee TN LLC
Substitute Trustee
8520 Cliff Cameron Dr., Suite 330
Charlotte, NC 28269
Phone (704) 333-8107
Fax (704) 333-8156

File No. 23-124073

AGENDA FOR THE WOODBURY MUNICIPAL PLANNING COMMISSION

FEBRUARY 17, 2026 AT 6:00PM

- A. Call to Order / Roll Call
- B. Reading and Approval of the Previous Planning Commission Minutes
- C. Public Comment Period – Local Citizens
- D. Old Business
 - 1. None.
- E. New Business
 - 1. Election Of Officers
- F. Adjournment

NEXT REGULARLY SCHEDULED MEETING:
March 17, 2026

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 or used 72-passenger school bus, diesel engine, and lap and shoulder belts.

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m. February 24, 2026** (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. Electronic bids are not accepted.

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 specifications, contact Lisa Black, lisa.black@ccstn.net, or call (629) 201-4805.

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.

IN THE CHANCERY COURT FOR CANNON COUNTY, TENNESSEE AT WOODBURY

CANNON COUNTY, TENNESSEE,)
One of the Counties and political subdivisions of the State of Tennessee,)
and)
TOWN OF WOODBURY, TENNESSEE)
A municipal Corporation,)
Plaintiffs,)
vs.)
DELINQUENT TAXPAYERS as shown)
On the 2016, 2017, 2018, 2019, 2020, 2021 and)
2022 delinquent tax records for)
Cannon County, Tennessee and Woodbury, Tennessee)

CASE NO. 24-131

NOTICE BY PUBLICATION

(1) That a certain parcel on the delinquent tax rolls, being Control Map 053, Parcel 039.00, is delinquent for the following years: 2016, 2017, 2018, 2019, 2020, 2021, 2022, and 2023. The owner on the Real Estate Assessment Data is listed as: [Cleo Thomas, c/o Gerry Geauvreau, 3603 Maple Drive, Melvindale, MI 48122.]

(2) The said Cleo Thomas and Gerry Geauvreau were unable to be located for service. The Plaintiffs have conducted a due and diligent search for the same without success, and the same are believed to be deceased. The Court has ordered notice by publication to the **UNKNOWN HEIRS OF CLEO THOMAS AND/OR GERRY GEAVREAU** that the above-described property is delinquent and may be sold, and this shall serve as the same.

(3) Defendants or any other owner or heir interested in the above-described property are hereby notified that notice by publication shall run for four consecutive weeks, and within thirty days after the last such publication, the said Defendants or owners or heirs shall make an appearance in this Cause, and defend, or otherwise the bill may be taken for confessed.

The Cannon County Regional Planning Commission will conduct public hearings on Thursday, 2/19/2026 and Thursday 2/26/2026 in the Adams Conference Room at 200 S. Tatum Street, Woodbury TN 37190, for the purpose of receiving public input regarding the proposed Cannon County General Regional Plan.

The General Regional Plan provides frameworks for counties and municipalities to plan for 20-year growth, guiding development, annexation, and public service provision.

Both of the public hearings will begin at 6:00 P. M. All citizens are invited to attend. Any questions or comments can be addressed to Cannon County Land Use Administrator by phone: 615-563-5263 or email: David.Robinson@CannonCountyTN.gov