

February 17, 2024

VIA ELECTRONIC FILING

Hon. David Jones, Chairman
c/o Ectory Lawless, Docket Room Manager
Tennessee Public Utility Commission
502 Deaderick Street, 4th Floor
Nashville, TN 37243
TPUC.DocketRoom@tn.gov

Electronically Filed in TPUC Docket
Room on February 17, 2025 at 11:18 a.m.

RE: *Petition of Limestone Water Utility Operating Company, LLC to Increase Charges, Fees and Rates and for Approval of a General Rate Increase and Consolidated Rates, TPUC Docket No. 24-00044*

Dear Chairman Jones:

In compliance with Tennessee Public Utility Commission (“Commission” or “TPUC”) Rule 1220-04-01-.05 pertaining to the publication and posting of notice of hearings in matters involving rate cases, the undersigned counsel for Limestone Water Utility Operating Company, LLC (“Limestone”), hereby furnishes an original and four copies of proof of publication in connection with the hearing to be held in the above-referenced docket on February 18, 2025. The publication was made in a newspaper of general circulation in the areas in which the petitioner offers service to its customers and as to which notice is required:

PUBLICATION OF NOTICE

The LEGAL NOTICE OF HEARING regarding the February 18, 2025, hearing was published in the following publications on the listed dates. Attached with the respective exhibits are affidavits from the publication attesting to such publication.

Publication	Run Date	County	Exhibit
Bolivar Bulletin Times	January 16, 2025	Hardeman	Exhibit A
Courier	January 16, 2025	Hardin	Exhibit B
Lafollette Press	January 16, 2025	Campbell	Exhibit C

1320 Adams Street, Suite 1400
Nashville, TN 37208

KATHERINE BARNES COHN
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katherine.barnes.cohn@butlersnow.com

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BUTLER SNOW LLP

Marshall County Post	January 16, 2025	Marshall	Exhibit D
Williamson Herald	January 16, 2025	Williamson	Exhibit E
Williamson Tennessean (Williamson AM)	January 22, 2025	Williamson	Exhibit F

POSTING OF LEGAL NOTICE

The LEGAL NOTICE OF HEARING was made available at Limestone's business office at 1630 Des Peres Road, Suite 140 Des Peres, MO 63131. As Limestone's customers are in Tennessee, however, Limestone also posted notice on Limestone's Public Notice webpage at <https://centralstateswaterresources.com/limestone-water-regulatory-information/> at or near the time it filed its Petition with the Commission on July 16, 2024. The webpage contained the following language:

LIMESTONE 2024 PROPOSED RATE ADJUSTMENT

On July 16, 2024, Limestone Water Utility Operating Company filed a request for approval with the Tennessee Public Utility Commission (TPUC) to adjust water and wastewater utility rates. The proposed adjustments reflect approximately \$9.5 million spent to acquire, upgrade, and invest in infrastructure that is critical to the health and well-being of communities across the state. Rate adjustments encompass not only the ongoing provision of service and treatment of your water and wastewater, but they allow us the ability to continue operating the facilities including the commission of site, equipment, and system upgrades to meet or exceed quality standards and safeguard communities.

NOTE: Rates are NOT changing at this time.

New rates would only go into effect after the TPUC completes its review process and approves the new rates, which would be expected in early 2025. A hearing is tentatively scheduled for February 18, 2025.

This review process provides an opportunity for customers to participate by submitting written comments or presenting oral comments at a TPUC public meeting for which you will be notified of date, location, and time.

Additionally, a public comment hearing has been scheduled in Docket No. 24-00044 for January 30, 2025. The details are as follows:

Public Comment Hearing

Date: Thursday, January 30, 2025

Time: 3:00-6:00 pm

Location: The Lodge at Pickwick Landing State Park, Conference C1

Address: 120 Playground Loop, Counce TN 38326

Hon. David Jones, Chairman

February 17, 2025

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The webpage also contained links to the TPUC Case Docket No. 24-00044 webpage for a complete copy of the petition and related filings, as well a breakdown of the current rates and proposed rates for various service areas and customers and the proposed tariff.

Additionally, at the request of the Hearing Officer, Limestone provided direct notice to customers. The direct notice contained a Frequently Asked Questions section aimed at even more fully informing customers of the rate request. Limestone also held two additional virtual public hearings on February 11 and 12, 2025. Finally, Limestone representatives attended the January 30, 2025 public hearing and a second public hearing held by the Commission on February 13, 2025.

This letter of publication and posting complies fully with Tennessee Public Utility Commission Rule 1220-04-01-.05.

Very truly yours,

BUTLER SNOW LLP



Katherine Barnes Cohn

Attachments

cc: Russ Mitten, Central States Water Resources
Dave Woodsmall, Central States Water Resources
Karen Stachowski, Consumer Advocate Division
Shilina Brown, Consumer Advocate Division
Victoria Glover, Consumer Advocate Division

GOVERNMENT

HARDEMAN COUNTY
ARREST REPORT

Dominique Annita Bailey, DOB: 08/07/1998, Henderson, Intro/Poss Contraband In Penal Inst, Man/Sel/Del/Poss Meth, Poss Cont Subs W/Intent to Man/Sel/Del (4 counts), Court Date/Time: 01/21/2025 08:30, \$0 Bond, (held)

Shelley Kathryn Bailey, DOB: 11/09/1975, Holly Springs, MS, Driv on Rev/Sus/Can DL, Court Date/Time: 01/17/2025 08:30, \$0 Bond, (released)

Cody Ray Brewer, DOB: 07/25/1995, Salsbury, Emergence Detention, Rape of Child, Aggravated, Court Date/Time: 01/21/2025 08:30, \$200,000 Bond, (held)

Lisa A Buchannan, DOB: 06/02/1966, Jackson, Driv on Rev/Sus/Can DL, Court Date/Time: 02/14/2025 08:30, \$0 Bond, (released)

Brandon Buck Bullock, DOB: 07/20/1993, Arlington, Driv on Rev/Sus/Can DL, Speeding, Court Date/Time: 02/14/2025 08:30, \$0 Bond, (released)

Eric Oneal Chears, DOB: 11/02/1989, Bolivar, Vandalism, Court Date/Time: 01/21/2025 08:30, \$5000 Bond, (released)

Rodney Austin Cole, DOB: 09/30/1992, Middleton, Aggravated Burglary, Criminal Trespassing (Includes Prowler), Domestic Aggravated Assault, Domestic Assault, Due Care for Pedestrians, Evading Arrest/Felony, Harassment, Speeding, Trespass by Motor Vehicle C Missd., Vandalism, Court Date/Time: 01/21/2025 08:30, \$75,000 Bond, (released)

Ulester Arnez Cross, DOB: 08/21/1985, Bolivar, Driv on Rev/Sus/Can DL, Violation of Probation (GS), Court Date/Time: 01/21/2025 08:30, \$7,500 Bond, (released)

Denelle Yvonne Edmondson, DOB: 08/12/1974, Salsbury, Intro/Poss Contraband In Penal Inst, Poss Cont Subs W/Intent to Man/Sel/Del, Court Date/Time: 01/21/2025 08:30, \$50,000, (released)

Jamie Lee Grantham, DOB: 09/12/2025, Bolivar, Domestic Aggravated Assault, Court Date/Time: 01/21/2025 08:30, \$50,000 Bond, (held)

John Dewayne Grantham, DOB: 01/11/1979, Brownville, Contents of Court, Court Date/Time: 01/15/2025 08:30, \$600 Bond, (released)

Tilmon Hampton, Jr., DOB: 06/01/1986, Lamar, MS, Violation of Probation (GS), Court Date/Time: 01/21/2025 08:30, \$2,500 Bond, (released)

Mark Crandell Harrison, DOB: 09/24/1962, Bolivar, Driving Under Influence, Filing False Report, Court Date/Time: 01/17/2025 08:30, \$25,000 Bond, (released)

Eric Nathan Hill, DOB: 12/08/1979, Bolivar, Driving Under Influence, Speeding, Violation Impaired Consent Law, Court Date/Time: 01/14/2025 08:30, \$5,000 Bond, (released)

Andre Eric Jones, DOB: 08/17/1988, Bolivar, Failure to Appear, Court Date/Time: 01/21/2025 08:30, \$0 Bond, (held)

Vanessa Leigh Mane, DOB: 08/03/1985, Bolivar, Drive on Rev/Sus/Can DL, Failure to Signal Turn, No Insurance, Violation of Registration, Court Date/Time: 01/24/2025 08:30, \$0 Bond, (released)

Melissa N/A Martinez, DOB: 06/04/2003, Bolivar, Failure to Appear, Court Date/Time: 02/04/2025 08:30, \$0 Bond, (held)

Marshall Allen McKinney, DOB: 09/10/1960, Jackson, Driv on Rev/Sus/Can DL, Following to Closely, Court Date, Time: 02/14/2025 08:30, \$2,500 Bond, (released)

Betty Jean Mitchell, DOB: 12/05/1953, Whiteville, Criminal Trespassing (Includes Prowler), Court Date/Time: 01/21/2025 08:30, \$0 Bond, (held)

Terry Lee Morrow, DOB: 07/13/1973, Somerville, Violation of Probation (Circuit), Court Date/Time: 01/09/2025 08:30, \$0 Bond, (held)

Andre Darnell Overstreet, DOB: 07/10/1974, Bolivar, Bumper Kit Required, Driv on Rev/Sus/Can DL, No Insurance, Court Date/Time: 02/14/2025 08:30, \$2,500 Bond, (held)

Kelton Glenn Russell, DOB: 06/23/1992, Byhalia, MS, Violation of Probation (Circuit), Court Date/Time: 03/13/2025 08:30, \$2,500 Bond, (released)

Reginald Jamal Sain, DOB: 02/24/1992, Bolivar, Disregarding Red Light, Driv on Rev/Sus/Can DL, Court Date/Time: 01/24/2025 08:30, \$0 Bond, (released)

Thaddeus Dontavious Simmons, DOB: 08/03/1993, Bolivar, Disregarding Stop Sign, No Insurance, Poss Cont Subs W/Intent to Man/Sel/Del, Unlawful Drug Paraphernalia, Court Date/Time: 01/24/2025 08:30, \$20,000 bond, (released)

Brittany Monae Smith, DOB: 02/27/1989, Bolivar, Criminal Simulation, Forgery, Court Date/Time: 01/09/2025 08:30, \$50,000 Bond, (released)

Ryder Phillip Vickers, DOB: 05/24/2006, Henderson, Violation of Probation (GS), Court Date/Time: 01/21/2025 08:30, \$0 Bond, (held)

Rashaud Deavon Watson, DOB: 07/21/1992, Whiteville, Aggravated Assault, Court Date/Time: 01/16/2025 08:30, \$0 Bond, (released)

David Clinton Weaver, Jr., DOB: 06/24/1984, Toone, First Degree Murder, Court Date/Time: 01/09/2025 08:30, \$250,000 Bond, (held)

Denicia Sade'e Williams, DOB: 11/04/1985, Whiteville, Official Misconduct, Sexual Contact with Inmates-Consensual, Court Date/Time: 01/09/2025 08:30, \$50,000 Bond, (released)

Jamairus Antione Williams, DOB: 05/17/1998, Murfreesboro, Contempt of Court, Court Date/Time: 01/15/2025, \$1,000 Bond, (released)

IN THE CHANCERY COURT OF HARDEMAN COUNTY, TENNESSEE
NOTICE TO CREDITORS

PROBATE NO. P-2631

ESTATE OF GABRIELUANA TAYLOR, late of Hardeman County, Tennessee

Notice is hereby given that on the 8th day of January, 2025, Letters of Administration in respect of the Estate of Gary Duane Taylor, deceased, who died December 2, 2024, were issued to the undersigned by the Chancery Court Clerk of Hardeman County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the Estate are required by law to file the same with the Clerk of the above named Court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

- (1) (A) Four (4) months from the date of the first publication (or posting), as the case may be; this notice if the creditor received an actual copy of this Notice to Creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or

- (B) Sixty (60) days from the date the creditor received 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 decedent's date of death.

All persons indebted to the above Estate must come forward and make proper settlement with the undersigned at once.

This 8th day of January, 2025.

THIS NOTICE WILL RUN TWO CONSECUTIVE WEEKS

FILED CLERK OF HARDEMAN COUNTY, TENNESSEE

P.O. BOX 46

BOLIVAR, TN 38008

James Otis Taylor
Administrator

Denicia S. Harrison
Attorney

Elizabeth P. Pate
Clerk & Notary

NOTICE

Notice is hereby given that, on July 16, 2024, Limestone Water Utility Operating Company ("Limestone Water") filed a request for approval with the Tennessee Public Utility Commission ("TPUC" or "Commission") to adjust water and wastewater utility rates. The proposed rate changes are set forth in Limestone Water's Petition to Increase Charges, Fees and Rates and for Approval of a General Rate Increase and Consolidated Rates ("Petition"), which is on file with TPUC in Docket No. 24-00044, and can be found at <http://share.in.gov/tradockets/2400044.htm>. As outlined in the Petition and accompanying testimony, rates for many of the water and wastewater systems subject to these changes are recently acquired by Limestone Water and previously have not had the periodic adjustments necessary to properly operate and maintain the facilities. Limestone has invested significantly in these systems to ensure they are operating properly and continue to deliver clean and reliable water and wastewater services to customers. The Commission may adopt or reject the proposed rates. If the proposed rates are approved, the predicted monthly bill increase for the average residential and business customers are outlined in the tables below. Please note that the monthly bills are categorized by average usage where applicable. The revised rate schedules, tariffs, and reasons for the proposed changes are available for public inspection at the Commission, which may be reached at 1-800-342-8359.

The Commission will hold a public comment meeting at The Lodge at Pickwick Landing State Park, Conference C1, at 120 Playground Loop, Counce, Tennessee 38326, on Thursday, January 30, 2025, from 3:00 p.m. to 6:00 p.m. (CST). Members of the public are invited to attend and present comments on Limestone Water's Petition and proposed general rate increase. In addition, members of the public may file written comments with the Commission by sending an email to contact.tpu@tn.gov with a reference to Docket No. 24-00044 in the subject line of the email. A tentative hearing date on the Petition and proposed general rate increase has been scheduled by the Commission for February 18, 2025, in Nashville, Tennessee in Hearing Room G.201, Andrew Jackson State Office Building, 500 Deaderick Street to hear testimony and to determine whether the requested rate increase, or any part thereof, should be approved. The public will have an opportunity to offer comments during the February hearing as well. In the event the February 18, 2025 hearing date is modified by the Commission, the Commission will provide notice of any such change on its website. Participants with disabilities who require special accommodations or alternate communications formats should contact the Tennessee Public Utility Commission ADA-EEO/AA Coordinator/Officer at 502 Deaderick Street, 4th Floor, Nashville, Tennessee 37243-0505, 1-800-342-8359 or TDD (615) 741-3930, so that reasonable accommodations can be made. The current rates and charges and the proposed rates and charges are set forth below:

Water Systems Average Rate Increase				
System & Meter Size	Usage	Present Rate	Proposed Rate	Proposed \$ Increase
Aqua Utilities 3/4" & 5/8"	Average Bill of 3,000 gallons usage	\$25.75	\$82.29	\$56.54
Aqua Utilities 1"	Average Bill of 3,750 gallons	\$28.04	\$102.86	\$74.82
Aqua Utilities 1.5"	Average Bill of 15,000 gallons	\$62.35	\$411.44	\$349.09
Aqua Utilities 2"	Average Bill of 24,000 gallons	\$89.80	\$647.75	\$557.95
Candlewood Lakes (unmetered)	n/a	\$40.00	\$67.50	\$27.50

Wastewater Systems Average Rate Increase				
System & Customer Type	Usage	Present Rate	Proposed Rate	Proposed \$ Increase
Aqua Utilities Residential	Average Bill of 3,000 gallons usage	\$25.75	\$86.64	\$60.89
Shiloh Falls Residential	Average Bill of 3,000 gallons	\$20.03	\$86.64	\$66.61
Grassland Residential	n/a	\$42.00	\$86.64	\$44.64
Arrington Retreat Residential	n/a	\$55.25	\$86.64	\$31.39
Hideaway Residential	n/a	\$55.25	\$86.64	\$31.39
Hardeman Residential	n/a	\$55.25	\$86.64	\$31.39
Chapel Woods Residential	n/a	\$29.00	\$86.64	\$57.64
Lakeside Estates Residential	n/a	\$43.37	\$86.64	\$43.27
Grassland Commercial	Base Average Bill of 3,000 gallons	\$37.00 \$63.25	\$86.64 \$86.64	\$49.64 \$23.39
Arrington Retreat Commercial	Base Average Bill of 3,000 gallons	\$37.00 \$63.25	\$86.64 \$86.64	\$49.64 \$23.39
Hideaway Commercial	Base Average Bill of 3,000 gallons	\$37.00 \$63.25	\$86.64 \$86.64	\$49.64 \$23.39
Hardeman Commercial	Base Average Bill of 3,000 gallons	\$37.00 \$63.25	\$86.64 \$86.64	\$49.64 \$23.39
Lakeside Estates Commercial	Base up to 300 gallons per day Average Bill of 450 gallons per day	\$68.37 \$98.37	\$86.64 \$86.64	\$18.27 \$(11.73)

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County Journal, Inc dba Bolivar Bulletin Times

Darrell Teubner, Publisher/Owner
PO Box 438 200 E. Market Street, Bolivar, TN 38008
731-658-7328

Darrell Teubner, being sworn, makes oath that he is the publisher of the Bolivar Bulletin Times, a weekly newspaper, published by the County Journal, Inc, in Hardeman County, Tennessee.

A (an) Limestone WATER UTILITY NOTICE

Appeared in said newspaper 1 consecutive weeks.

To wit: JANUARY 16, 2025

And that a true copy of said notice is attached. As of July 1, 2024, this newspaper is in compliance with HB2114.

This 18th day of FEBRUARY, 2025.

Darrell Teubner, Publisher

Sworn and subscribed before me:

This 13 day of February, 2025.

Notary Public Heather M Teubner



My commission expires 4/25/27. The cost of this legal is \$241.50.

More Tennesseans are buckling up

More Tennesseans are using their seat belts than they have in the past. The Tennessee Highway Safety Office (THSO) announced the results from its annual roadside observational survey last month. According to the survey the state's average seat belt usage rate was 92.2% in 2024. The 2024 usage rate represents an increase of approximately 0.2% compared to 2023's survey results of 92%. The 2024 survey result is Tennessee's highest annual seat belt usage rate to date. THSO Director Buddy Lewis said, "For the second year in a row, Tennessee achieved its highest seat belt usage rate on record." Headed, "We appreciate all of our traffic safety partners for prioritizing occupant protection, spreading awareness, and engaging local communities. We look forward to continuing these partnerships as we work to reduce serious injuries and traffic fatalities." Every year, the THSO works to increase the state's seat belt usage rate by collaborating with state and local partners through THSO grant-funded programs like Ollie Otter, Reduce TN Crashes, Rule the Road, and Tennessee's Occupant Protection Coalition. The THSO also promotes the National Highway Traffic Safety Administration's "Click It or Ticket" seat belt enforcement campaign, reminding citizens to buckle up. Highlights from Tennessee's 2024 seat belt survey are as follows:

- Research data was collected at 190 pre-identified roadway locations across Tennessee.
- Researchers observed almost 29,000 vehicle occupants.
- Vehicles observed included passenger cars, pickup trucks, vans, and SUVs.
- The highest usage rate was observed among occupants in sport utility vehicles (96.3 percent.)
- The lowest usage rate was observed among oc-



cupants in pickup trucks (84.6 percent.)

- Female occupants were observed to have a higher usage rate (96.2 percent) than males (89.2 percent.)
- Front-seat passengers were observed to have a higher usage rate (92.3 percent) than drivers (92.1 percent.)
- County-level usage

rates exceeded 90 percent in 14 of 16 counties included in the survey's sample.

- McMinn County had the highest usage rate (97 percent) among sampled counties.
- The 2024 survey captured Tennessee's all-time high average seat belt usage rate for the second year in a row.

The data was collected through an annual roadside observational survey conducted by the University of Tennessee's Center for Transportation Research in accordance with the National Highway Traffic Safety Administration's Uniform Criteria for State Observational Surveys of Seat Belt Use.

Fire Reports week of Jan. 16

The following items are derived directly from reports by the Hardin County Fire Department. HCFD Station 12 (Savannah) is typically dispatched to calls county-wide.

Jan. 4

Counce-Shiloh-Pickwick (Dist. 3) along with the Tennessee Highway Patrol was dispatched at approximately 4:49 a.m. to 6205 Hwy. 57, Counce,

in response to a vehicle accident. A car had run into a log truck and one person was injured. Call was cleared at 4:51 a.m.

Jan. 10

Savannah (Station 12) and Morris Chapel, Crump, not Crump city limits (Dist. 2) were dispatched at 2:53 p.m. to the following intersection: Hwy 22 and Hagy Lane for a tree down in roadway or house. Caller

reported that power lines were down due to a fallen tree. At 3:14 p.m. fire officials notified that the tree did not cause any power lines to be down. At 3:52 p.m. roadway was cleared, as well as the call.

EMS was dispatched at approximately 8:26 a.m. for public assistance at 60 Village Way, Savannah. Caller stated it was freezing and that they

needed their heat turned up. Call was cleared at 9:08 a.m.

Jan. 11

All county Dist. 12 and Dist. 6, Walkertown, Olivet, Graham, were dispatched at approximately 2:13 p.m. to 22904 Hwy 69, Crump, at the intersection of Musslers Lane and Lacefield Drive, in response to a vehicle that was on its side stuck in a ditch. There were three passengers in the vehicle and fire officials

reported they were violent. Hardin County Sheriff's and Tennessee Highway Patrol, as well as EMS were called to assist. One subject was very intoxicated to the point of being unresponsive and had to have Narcon administered four times before they were responsive. Subject was then taken into custody to the Hardin County Jail. All passengers were able to be removed from the vehicle and the call was cleared at 6:35 p.m.



resident's whole front porch was lighted up but caller saw no fire but could still smell smoke. Three smoke alarms were installed and call was cleared at 10:39 p.m.

Pre-registration for a 'Head Start' in learning starts next week

Parents and guardians can start applying for Hardin County's Head Start program next week. The Southwest Human Resource Agency Head Start program will be accepting applications for 3 and 4-year-old children to attend Head Start classes this Fall starting on Wednesday, Jan. 22. The Head Start Program is designed for pre-school children of low-income families who are on or under the poverty guidelines.

Head Start provides medical and dental services, nutritional services, family services, and educational experiences for the entire family. Disabled children are included as an important part of the Head Start program. Special provisions are made for children who may need special furniture, feeding utensils, equipment such as wheelchairs, braces, hearing aids, etc.

There are no fees for any of these Head Start services or participation in the program for the children of families who qualify. Pre-registration for Hardin County begins on Wednesday, Jan. 22 and will continue to Friday, Jan. 24. Registration will be held at the Hardin County Head Start building located at 35 Rex Adkisson Way in Savannah, from 8:30 a.m. to 5 p.m. Parents or guardians

must provide the child's birth certificate, immunization record from the Health Department or from the child's physician, a copy of the child's TennCare/Insurance card, and family income for 2024.

To verify income, bring one of the following; W-2 form, Income Tax Form 1040, pay stubs, written statements from employers or Families First Verification, and SNAP benefit letter. For more information contact the Hardin County Head Start Center at 731-925-3890 or Family Case Manager, Renee Rza at 731-608-9089.

GLANCE AWAY

from this ad for a few seconds, then look at it again.

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HOLIDAY CLOSING

The Hardin County Courthouse and all associated offices will be closed on Monday, January 20, 2025, in observance of Martin Luther King, Jr. Day.

BID NOTICE

Hardin County is now accepting bids for the purchase and delivery of a Major Arroequip HD Cattle Squeeze Chute to the Hardin County Sale Barn. The Bid should include the following:

1. Cattle Squeeze Chute.

2. Hydraulic controls mounted on the chute.

3. Hydraulic neck extenders.

4. 7-1/2 HP electric power pack.

5. Palpation cage.

6. A 15-year warranty.

Bids will be accepted until 11:00 AM on Friday, January 24, 2025. At that time, all bids will be publicly opened. Bids may be submitted by mail or delivered in person to the Hardin County Mayor's Office, 465 Main St., Savannah, TN 38372.

Hardin County adheres to a strict non-discrimination policy, ensuring that no person is discriminated against based on race, color, national origin, age, sex, or disability in its hiring, employment practices, or in the operation of its programs, services, and activities.

Hardin County reserves the right to reject any or all bids.

NOTICE TO TAXPAYERS

DELINQUENT 2023 COUNTY PROPERTY TAXES

To Delinquent Taxpayers: You are advised that after February 1, 2025, additional penalties and costs will be imposed in the consequence of suits to be filed for enforcement of the lien for property taxes for prior tax years; until the filing of such suits, taxes may be paid in my office. March 3, 2025, will be the last day to make your payments online and March 14, 2025, will be the last day to make the payment in the Trustee's Office.

CURRENT 2024 COUNTY PROPERTY TAXES

The 2024 County Property taxes become delinquent March 1, 2025. Pay 2024 County Property Taxes in the Trustee's Office by February 28, 2025, or by mail or online to avoid penalty.

The state of Tennessee requires that applications for tax relief on 2024 County taxes and all credit vouchers that have been issued to qualified tax payers must be applied to their taxes prior to March 1, 2025. Credit vouchers will not be honored in any form after February 28, 2025.

Thank you, Jeanie DeBerry Hopper, Trustee

Notice is hereby given that, on July 16, 2024, Limestone Water Utility Operating Company ("Limestone Water") filed a request for approval with the Tennessee Public Utility Commission ("TPUC" or "Commission") to adjust water and wastewater utility rates. The proposed rate changes are set forth in Limestone Water's Petition to Increase Charges, Fees and Rates and for Approval of a General Rate Increase and Consolidated Rates ("Petition"), which is on file with TPUC in Docket No. 24-00044, and can be found at <http://share.tn.gov/tradockets/2400044.htm>. As outlined in the Petition and accompanying testimony, rates for many of the water and wastewater systems subject to these changes are recently acquired by Limestone Water and previously have not had the periodic adjustments necessary to properly operate and maintain the facilities. Limestone has invested significantly in these systems to ensure they are operating properly and continue to deliver clean and reliable water and wastewater services to customers. The Commission may adopt or reject the proposed rates. If the proposed rates are approved, the predicted monthly bill increase for the average residential and business customers are outlined in the tables below. Please note that the monthly bills are categorized by average usage where applicable. The revised rate schedules, tariffs, and reasons for the proposed changes are available for public inspection at the Commission, which may be reached at 1-800-342-8359.

The Commission will hold a public comment meeting at The Lodge at Pickwick Landing State Park, Conference C1, at 120 Playground Loop, Counce, Tennessee 38326, on Thursday, January 30, 2025, from 3:00 p.m. to 6:00 p.m. (CST). Members of the public are invited to attend and present comments on Limestone Water's Petition and proposed general rate increase. In addition, members of the public may file written comments with the Commission by sending an email to contact.tpuc@tn.gov with a reference to Docket No. 24-00044 in the subject line of the email. A tentative hearing date on the Petition and proposed general rate increase has been scheduled by the Commission for February 18, 2025, in Nashville, Tennessee in Hearing Room G.201, Andrew Jackson State Office Building, 500 Deaderick Street to hear testimony and to determine whether the requested rate increase, or any part thereof, should be approved. The

Water Systems Average Rate Increase			
System & Meter Size	Usage	Present Rate	Proposed Rate
Aqua Utilities 3/4" & 5/8"	Average Bill of 3,000 gallons usage	\$25.75	\$82.29
Aqua Utilities 1"	Average Bill of 3,750 gallons	\$28.04	\$102.86
Aqua Utilities 1.5"	Average Bill of 15,000 gallons	\$62.35	\$411.44
Aqua Utilities 2"	Average Bill of 24,000 gallons	\$89.80	\$647.75
Candlewood Lakes (unmetered)	n/a	\$40.00	\$67.50

Water Systems Average Rate Increase			
System & Customer Type	Usage	Present Rate	Proposed Rate
Aqua Utilities Residential	Average Bill of 3,000 gallons usage	\$25.75	\$86.64
Shiloh Falls Residential	Average Bill of 3,000 gallons	\$20.03	\$86.64
Grassland Residential	n/a	\$42.00	\$86.64
Arrington Retreat Residential	n/a	\$55.25	\$86.64
Hideaway Residential	n/a	\$55.25	\$86.64
Hardeman Residential	n/a	\$55.25	\$86.64
Chapel Woods Residential	n/a	\$29.00	\$86.64
Lakeside Estates Residential	n/a	\$43.37	\$86.64
Grassland Commercial	Base	\$37.00	\$86.64
	Average Bill of 3,000 gallons	\$63.25	\$86.64
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Lakeside Estates Commercial	Base up to 300 gallons per day	\$68.37	\$86.64
	Average Bill of 450 gallons per day	\$98.37	\$86.64

AFFIDAVIT OF PUBLICATION

I, Skyler VanDorsten being duly sworn and say, am the
(Name)

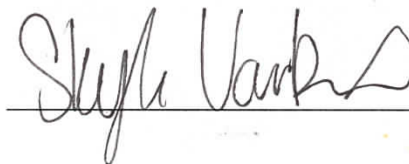
Office Manager of The Courier,
(Job Title) (Newspaper Name)

published at Savannah, County of Hardin,
(City)

State of Tennessee; and being the official organ of said county, and that the

advertisement, a printed copy of which is attached hereto, was printed and

published in said newspaper on the following date(s): January 16, 2025.



Hereby subscribed and sworn to before me on this 14 day of February, 2025.


Notary Public

MY COMMISSION EXPIRES ON 10-26-25

(SEAL)



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public will have an opportunity to offer comments during the February hearing as well. In the event the February 18, 2025 hearing date is modified by the Commission, the Commission will provide notice of any such change on its website. Participants with disabilities who require special accommodations or alternate communications formats should contact the Tennessee Public Utility Commission ADA-EEO/AA Coordinator/Officer at 502 Deaderick Street, 4th Floor, Nashville, Tennessee 37243-0505, 1-800-342-8359 or TDD (615) 741-3930, so that reasonable accommodations can be made. The current rates and charges and the proposed rates and charges are set forth below:

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Lakeside Estates Commercial	Base up to 300 gallons per day	\$68.37	\$86.64
	Average Bill of 450 gallons per day	\$98.37	\$86.64



LaFollette Press

Call (865) 376-3481 ext. 5696
classifieds@roanecounty.com

Classified

Errors: Be sure to check your advertisement the first day it appears. We cannot be responsible for more than one incorrect insertion. Adjustments are made only for the portion of the ad that is in error.

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of way; thence with the state right of way N. 24 deg. 47 min. 42 sec. W. 311.16 feet to the point of BEGINNING, and containing 9.65 acres, more or less, according to survey of Bobby Parks, R.L.S. No. 1230, dated December 20, 1993. There is excepted from the above described lands, certain mineral rights, rights of way, easements, and surface rights, and said lands are restricted that no motor fuel shall be sold on subject tract. There is also excepted from the above described lands, a parcel of land containing 0.008 acres, which parcel was conveyed to the Caryville-Jacksboro Utility Commission by deed from Anna Margaret Dykes and E. George Wilson, dated October 31, 1994, and of record in Warranty Deed Book 328, Page 161, in the Register's Office for Campbell County, Tennessee, and also by deed from Carlock Myers, dated December 16, 1994, and of record in Warranty Deed Book 328, Page 186, in said Register's Office. There is further excepted from the foregoing description that certain parcel of land containing 1.41 acres (and easement appurtenant thereto), which was conveyed to LaFollette Board of Public Utilities, by deed from Basharat Murtaza, dated April 29, 1995, and of record in Warranty Deed Book 330, Page 601, in the Register's Office for Campbell County, Tennessee. Grantor further conveys to Grantee, it's successors, heirs and/or assigns, a right of way easement more particularly described in Warranty Deed Book 330, Page 643 for the purpose of an additional access to the property described herein, and said easement description shall be incorporated herein as if set forth verbatim. In addition to the right of way described in Book 330, Page 643, Grantor provides an additional 25 foot easement to Grantee and having a centerline described as follows: Beginning at a point in the centerline of the easement described above and said point also being the common line of Myers (Book 474, Page 46 - Tract Two) and Myers (Book 363, Page 108); thence running northeast along said easement and then with a road bed approximately 100 feet; thence continuing along said road bed in a southeasterly direction to a point located along the property conveyed herein to Grantee. Said easement is further improved with a security gate which shall remain over and across said right of way. Grantor shall provide Grantee a key to said gate. BEING the same property conveyed to CVJ Goad Properties, LLC by deed dated April 12, 2019, of record in Warranty Deed Book 521, Page 177, in the Register's Office for Campbell County, Tennessee. Said Real Estate has street address of 141 Luther Seiber Boulevard, Pioneer, Tennessee 37847. Tax I.D. No. 091-10.00 In the event of a discrepancy between the street address, the Tax I.D. No. and the property description, then the property description shall control. The Real Estate will be sold AS IS WHERE IS with no warranties or representations of any kind, express or implied, and including warranty for a particular purpose. The Suc-

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cessor Trustee may sell the above described Real Estate together as a whole or in lots, parcels, or tracts, as announced at the sale, and no such successive sales shall exhaust the power of sale. The aforesaid sale may be postponed to a later date by oral announcement at the time and place of the published sale or cancelled without further written notice or publication. The Successor Trustee reserves the right to take or accept the next highest, or best bid, at such sale should the last and highest bidder fail or refuse to comply with the terms of sale for any reason. In such event, the Successor Trustee shall also reserve the right to reopen the bidding or republish and sell said Real Estate at the option of the undersigned. The Beneficiary may bid on said Real Estate and the Successor Trustee reserves the right to conduct the sale by or through his agents or attorneys acting in his place or stead, including the use of an auctioneer. OTHER INTERESTED PARTIES: None. Witness my hand this the 13th day of January, 2025. /s/ Walter N. Winchester
Walter N. Winchester, Successor Trustee
Winchester, Sellers, Foster & Steele
Suite 1000, First Tennessee Plaza
800 South Gay Street
Knoxville, Tennessee 37929
Phone: (865) 637-1980
Publish Dates: January 16, 2025, January 23, 2025, and January 30, 2025

SUCCESSOR TRUSTEE'S NOTICE OF SALE

Whereas, by Deed of Trust dated June 22, 2022, and recorded at Book T766, Page 350, as modified at Book 570, Page 91, all in the Register's Office for Campbell County, Tennessee, CVJ Goad Properties, LLC, conveyed the hereinafter described property to Hugh M. Queener, Trustee, to secure the payment of its debts owing to Pinnacle Bank. On January 7, Walter N. Winchester of Knoxville, Tennessee, was appointed as Successor Trustee. Default has been made in the payment of said indebtedness, the entire balance has been declared due and payable in full and the owner and holder of said debt has directed me, the undersigned Successor Trustee, to foreclose said Deed of Trust. NOW, THEREFORE, by virtue of the authority vested in me by said Deed of Trust, at 10:15 a.m. local time on February 10, 2025, at the front door of the Courthouse in Jacksboro, Campbell County, Tennessee, I will sell the following described Real Estate AT PUBLIC AUCTION to the last, highest and best bidder FOR CASH (on such terms as announced at sale), free from all equitable rights of redemption, statutory right of redemption, homestead, dower, and all other exemptions and redemptive rights of every kind, all of which were expressly waived and surrendered by the terms of said Deed of Trust, subject, however, to such prior encumbrances, deeds of trusts, assignments, judgment liens, easements, leases, objections, restrictions, out-conveyances, ad valorem property taxes (current and delinquent) and any tax liens that may appear of re-

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cord, the following described real estate (the "Real Estate"): Lying on the northeast side of Interstate 75 at Tennessee interchange 141 and described as follows: A tract of land in the 4th Civil District of Campbell County, Tennessee, lying on the Northeast side of Interstate 75 at Tennessee Interchange 141 and being part of tract designated 2-G by Worldwide Purchasing and including a strip of .55 acres for excess State right-of-way acquired by grantors from the State of Tennessee (Deed Book: 286, Page: 205). BEGINNING at State R/W Monument 773+00 400' RT; thence along the right-of-way of Interstate 75 North 44 Degrees, 05 Minutes, West, 1700 feet to an iron pin, said iron pin being the common corner of the Tennessee Wildlife Resource Agency (Deed Book: 470, Page: 559); thence along the TWRA property line the following six calls, South 87 Degrees, 56 Minutes, 51 seconds East, 2500.73 feet to a benchmark (Royal Benchmark); thence South 87 Degrees, 56 Minutes, 51 Seconds East, 805.06 feet to an iron pin; thence South 52 Degrees, 46 Minutes, 14 Seconds East, 134.10 feet to an iron pin; thence South 39 Degrees, 37 Minutes, 44 Seconds East, 428.13 feet to an iron pin; thence South 63 Degrees, 31 Minutes, 22 Seconds East, 372.90 feet to an iron pin; thence South 29 Degrees, 34 Minutes, 41 Seconds East, 150.87 feet to an iron pin, said iron pin being the common corner of TWRA and The State of Tennessee (Deed Book: 348, Page: 626); thence along the property line with The State of Tennessee South 09 Degrees, 01 Minutes, 09 Seconds West, 590.16 feet to an iron pin and the common corner of Stuart P Bradley (Deed Book: 529, Page: 431); thence with Bradley's line South 51 Degrees, 28 Minutes West, 1152.23 feet to an iron pin, said iron pin being the property line intersection of Bradley and CVJ Goad Properties LLC (Deed Book: 521, Page: 177); thence with the common line of CVJ's and Myer's North 38 Degrees, 32 Minutes West 612.73 feet to an iron pin; thence continuing with CVJ's property line South 51 Degrees, 28 Minutes West, 248.37 feet to an iron pin in the property line of LaFollette Board of Public Utilities (Deed Book: 528, Page: 659); thence with LaFollette Utilities line South 51 Degrees, 28 Minutes West 195.92 feet to an iron pin, said iron pin being the common corner of KVD LLC (Deed Book: 513, Page: 92); thence with KVD's property line North 30 Degrees, 39 Minutes West 402.58 feet to an iron pin; thence continuing with KVD's property line South 44 Degrees, 19 Minutes West 328.00 feet to an iron pin; thence continuing with KVD's property line South 39 Degrees, 41 Minutes West 82.20 feet to an iron pin in the right-of-way of Interstate 75; thence with said right-of-way, North 44 Degrees, 30 Minutes, 58 Seconds West 955.11 feet to the State R/W Monument 773+00 being the point of BEGINNING and containing 117.21 acres, more or less. This conveyance is made subject to all matters shown on survey of Bobby B. Parks, Tennessee Registered Land Sur-

0900 LEGALS

vveyor Number 1230, dated December 1995. Said Real Estate has street address of I-75 at Exit 141, Pioneer, Tennessee 37847. Tax I.D. Nos. 088-009.00, 088-009.00-001, and 088-010.00. In the event of a discrepancy between the street address, the Tax I.D. No. and the property description, then the property description shall control. The Real Estate will be sold AS IS WHERE IS with no warranties or representations of any kind, express or implied, and including warranty for a particular purpose. The Successor Trustee may sell the above described Real Estate together as a whole or in lots, parcels, or tracts, as announced at the sale, and no such successive sales shall exhaust the power of sale. The aforesaid sale may be postponed to a later date by oral announcement at the time and place of the published sale or cancelled without further written notice or publication. The Successor Trustee reserves the right to take or accept the next

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highest, or best bid, at such sale should the last and highest bidder fail or refuse to comply with the terms of sale for any reason. In such event, the Successor Trustee shall also reserve the right to reopen the bidding or republish and sell said Real Estate at the option of the undersigned. The Beneficiary may bid on said Real Estate and the Successor Trustee reserves the right to conduct the sale by or through his agents or attorneys acting in his place or stead, including the use of an auctioneer. OTHER INTERESTED PARTIES: Southeast Community Capital Corporation, d/b/a Pathway Lending. Witness my hand this the 13th day of January, 2025. /s/ Walter N. Winchester
Walter N. Winchester, Successor Trustee
Winchester, Sellers, Foster &



0900 LEGALS

Steele
Suite 1000, First Tennessee Plaza
800 South Gay Street
Knoxville, Tennessee 37929
Phone: (865) 637-1980
Publish Dates: January 16, 2025, January 23, 2025, and January 30, 2025

TRUSTEE'S NOTICE OF SALE OF REAL ESTATE AND AFFIXED MANUFACTURED HOME

ANTHONY R. STEELE is the Trustee of a Deed of Trust executed on March 31, 2020, by CHANDER NICOLE WATSON and JASON FREDERICK TURNER, a married couple. The Deed of Trust appears of record in the Register's Office of Campbell County, Tennessee, at Book T709, Page 976 ("Deed of Trust"). The Trustee will sell the property described in the Deed of Trust at a foreclosure sale requested by the current holder of the Deed of Trust and underlying indebtedness, **Vanderbilt Mortgage and Finance, Inc.** Pursuant to T.C.A. §47-9-604 this sale shall

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Aqua Utilities 1.5"	Average Bill of 15,000 gallons	\$62.35	\$411.44	\$349.09

Aqua Utilities 2"	Average Bill of 24,000 gallons	\$89.80	\$647.75	\$557.95
Candlewood Lakes (unmetered)	n/a	\$40.00	\$67.50	\$27.50

Wastewater Systems Average Rate Increase				
System & Customer Type	Usage	Present Rate	Proposed Rate	Proposed \$ Increase
Aqua Utilities Residential	Average Bill of 3,000 gallons usage	\$25.75	\$86.64	\$60.89
Shiloh Falls Residential	Average Bill of 3,000 gallons	\$20.03	\$86.64	\$66.61
Grassland Residential	n/a	\$42.00	\$86.64	\$44.64
Arrington Retreat Residential	n/a	\$55.25	\$86.64	\$31.39
Hideaway Residential	n/a	\$55.25	\$86.64	\$31.39
Hardeman Residential	n/a	\$55.25	\$86.64	\$31.39
Chapel Woods Residential	n/a	\$29.00	\$86.64	\$57.64
Lakeside Estates Residential	n/a	\$43.37	\$86.64	\$43.27
Grassland Commercial	Base	\$37.00	\$86.64	\$49.64
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	Average Bill of 3,000 gallons	\$63.25	\$86.64	\$23.39
Hideaway Commercial	Base	\$37.00	\$86.64	\$49.64
	Average Bill of 3,000 gallons	\$63.25	\$86.64	\$23.39
Hardeman Commercial	Base	\$37.00	\$86.64	\$49.64
	Average Bill of 3,000 gallons	\$63.25	\$86.64	\$23.39
Lakeside Estates Commercial	Base up to 300 gallons per day	\$68.37	\$86.64	\$18.27
	Average Bill of 450 gallons per day	\$98.37	\$86.64	\$(11.73)

INVITATION TO BID

You are invited to bid on the construction of the Proposed Radio Tower along Pine Mountain Road in Campbell County, Tennessee.

These sealed bids will be received by the Campbell County Department of Finance at 555 Main Street in Jacksboro, Tennessee. Bids will be received until **2:00 PM, Thursday, January 30th, 2025**, at which time they will be publicly opened in the Campbell County Department of Finance Office and read aloud and the Contract awarded as soon thereafter as practicable. Any bids received after 2:00 PM will be returned unopened. Please indicate on your quotation, **"BID ON PROPOSED RADIO TOWER ALONG PINE MOUNTAIN ROAD, CAMPBELL COUNTY, TENNESSEE**. All bidders submitting bids are required to present ALL the required vendor information, defined in the project specifications, as accompanying information to their bid submittal, regardless if these documents have been submitted in previous solicitations, in order for their bid submitted to be considered a valid bid.

Plans, Specifications and Contract Documents must be obtained for bidding purposes at the office of Robert G. Campbell & Associates, 7523 Taggart Lane, Knoxville, Tennessee 37938 or by email request upon a payment of a check or cash for the sum of **\$ 100.00**. This payment **WILL NOT BE REFUNDED**.

Bids may be mailed to Campbell County Department of Finance, Lisa Bowlin, Purchasing Agent, P.O. Box 843, Jacksboro, TN 37757.

All Bidders must be licensed Contractors as required by the "CONTRACTOR'S LICENSING ACT OF 1976", and as passed by the 89th General Assembly of the State of Tennessee. The Bidder's name, license number, expiration date, and that part of the classification which applies to the Bidder must be placed on the sealed envelope containing the executed Proposal Form, otherwise, the Bid will not be considered. (Bidders on this project are required to be licensed for **HC-HC-1, HC-2, HC-3 HRA-A,B,E**.)

Each Bid must be accompanied by a certified check or by a Bidder's Bond executed by the Bidder and a surety company licensed to do business in Tennessee in the sum of five percent (5%) of the amount of the bid. This is required as a guarantee that if the Bid is accepted within ninety (90) days of the bid date, the contract will be entered into within ten (10) consecutive days, and the performance of it will be properly secured.

The successful Bidder will be required to execute an acceptable performance and payment bond in the amount equal to 100 percent of the Contract price. Campbell County reserves the right to waive any informalities in or to reject any or all bids.

The contract documents may be examined at the following locations:
Lisa Bowlin, Campbell County Department of Finance Office, 555 Main Street, Jacksboro, TN 37757
Lieutenant JJ Hatmaker, Campbell County Sheriff's Department, 610 Main Street, Jacksboro, TN 37757
Robert G. Campbell & Associates, 7523 Taggart Lane, Knoxville, TN 37938
Builders Exchange, 301 Clark Street, Knoxville, TN 37921

ROANE NEWSPAPERS

Roane County News, Morgan County News, Lafollette Press, P.O. Box 610, Kingston, TN 37763—OR
1430 N. Gateway Avenue, Rockwood, TN 37854/ Phone 865-376-3481/ tscarborough@roanecounty.com

TO: Central Water Resources
1630 Des Peres Rd.
Ste 140
Des Peres, MO. 63131

ADVERTISING: Water Systems

I, Sheryl Smith, make oath that the attached advertisement or notice was published in:

 The Roane County News, a bi-weekly newspaper published at Kingston, TN, Roane County, also online at www.roanecounty.com

 The Morgan County News, a weekly newspaper published at Wartburg, TN, Morgan County, also online at www.morgancountynews.net

 X The Lafollette Press, a weekly newspaper published at Lafollette, TN, 1 Campbell County, also online at www.lafollettepress.com

This Notice also appeared on the State of Tennessee website at www.tnpublicnotice.com for all runs required by Tenn. Code Ann. 1-3-120(2013) There will only be one tear sheet attached to cover all runs.

Notice was published in said newspaper on the following date(s): Laf 1/16/2025

And that the statement of account herewith is correct to the best of my knowledge and belief.

Signed S Smith

Subscribed and sworn to before me this 20th day of January, 2025.

Michelle L Fisher

Notary Public

My Commission Expires January 11, 2028



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105 ANNOUNCEMENTS

The Marshall County Board of Commissioners regular meeting will be held on January 27, 2025, at 6:00 P.M. at 2205 Courthouse Annex Lewisburg TN. For the complete agenda please visit our website at <https://marshallcountyttn.com>

The Marshall County Budget Committee will meet on Wednesday, January 22nd at 8:30 am. This meeting will be held at the Courthouse Annex Room 2204.

Notice of Meeting Of the Marshall County Election Commission

The Marshall County Election Commission will meet on Thursday, January 23, 2025, 4:30 p.m. in the Marshall County Election Commission office located at 230 College St., Suite 120

To conduct election business which comes before the commission pursuant to its duties listed in, but not limited to, T.C.A. § 2-12-116, and to conduct any other business that may come before the commission at that time. Pursuant to Public Chapter No. 300, any person wishing to speak on any topic germane to the agenda may contact the Marshall County Election Commission office prior to the meeting. Marshall County Election Commission 230 College St., Suite 120 Lewisburg, TN 37091 931-359-4894 M-F 8 a.m. - 4 p.m. andrew.robertson@marshallcountyttn.com

Lewisburg Water and Wastewater will hold their monthly board meeting on Tuesday, January 21, 2025, at 12:00 p.m. Located at 100 Water St, Lewisburg Tennessee.

105 ANNOUNCEMENTS

Legal Notice to 2023 Delinquent Taxpayers Property Taxes

You are advised that after February 1st, additional penalties and costs will be imposed in consequences of suits to be filed for enforcement of the lien for taxes against land; until the filing of such suits, taxes may be paid at my office. Scottie Poarch, Marshall County Trustee

The Marshall County Board of Public Utilities will hold their regular monthly meeting Tuesday, January 21, 2025, 9:00 am at 624 West Commerce Street, Lewisburg TN in the Doug Rogers Board Room.

The Lewisburg Planning Commission will meet on January 21, 2025, at 4:00 pm at the Lewisburg City Hall located at 131 East Church Street, Lewisburg, Tennessee 37091 in the City Council Chambers to discuss the following agenda items:

- * Staff request approval to appoint a new planning secretary.
- * Staff request approval of draft to the subdivision regulations to require turning lanes.
- * Staff request approval of draft to amend the Municipal Code for Fences-Materials.
- Staff request approval for training for Planning Commission and Board of Zoning Appeals.

Marshall County Building Codes & Zoning Department 3301 Courthouse Annex Lewisburg, TN 37091 931-359-0567

NOTICE OF PUBLIC HEARING OF THE MARSHALL COUNTY PLANNING COMMISSION

Notice is hereby given that at 6:00 p.m. on Tuesday, February 18th, 2025, located at the

105 ANNOUNCEMENTS

Marshall County Courthouse Annex, second floor, room 2204 a public hearing will be held before the Marshall County Planning Commission for the approval of the 2025 Marshall County Subdivision Regulations.

Public comments are to be heard on the following proposal:

A. The adoption of the 2025 Marshall County Subdivision Regulations

All interested parties are invited to attend. The proposed subdivision regulations may be viewed at marshallcountyttn.com/BuildingInspector/Codes. Please direct all questions to the Marshall County Building Official at 931-359-0567.

130 PUBLIC NOTICES

INVITATION TO BID

Marshall County, Tennessee is requesting bids for renovation in the County Clerk's office for additional workspace at the Courthouse Annex Building in Lewisburg, TN. Bids will be accepted by the Marshall County Budget Office, 2205 Courthouse Annex, Lewisburg, TN 37091 until 2:00 p.m. local time, Thursday, February 13, 2025, at which time they will be publicly opened and read aloud. A walk-through will be conducted for those interested on February 5, 2025, at 9:00am at the Courthouse Annex Building. Detailed specifications and bidding instructions may be obtained from the Budget Office at 931-359-2300. Marshall County reserves the right to reject any/or all bids and waive any formalities. Marshall County is an equal opportunity provider and employer.

130 PUBLIC NOTICES

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on February 18, 2025, at or about 2:00 PM, local time, at the main entrance of the Marshall County Courthouse, 201 Marshall County Courthouse, Lewisburg, TN 37091, pursuant to the Deed of Trust executed by Peggy A Harwell, an unmarried woman, to Medley & Spivy, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Amerifirst Financial Corporation dated December 2, 2022, and recorded on December 8, 2022, in Book 880, Page 429, Instrument No. 240211, in the Register's Office for Marshall County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Marshall County Register's Office. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: JPMorgan Chase Bank, National Association

Other interested parties: None

The hereinafter described real property located in Marshall County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: Being a tract of land lying in the 3rd Civil District of Marshall County, Tennessee, in the limits of the City of Lewisburg, said lands being bound on the north by Circle T Properties LLC (RB 869 PG 2333) and Ametrice Biggers ETAL (RB 879 PG 404), on the east by J L D Enterprises LLC (RB 579 PG 517) and Center Court Properties (RB 877 PG 702), on the south by Francisco Aviles Lopez and Nicolas Albarran Juarez (RB 775 PG 12) and Tosha Ewing (RB 665 PG 340), and on the west by Limestone Avenue (40 ft. Right-of-Way), and being more particularly described as follows:

BEGINNING at an iron pipe found on the east margin of Limestone Avenue approximately 20.6 ft. from its centerline, said iron pipe being the northwest corner of Tosha Ewing and having a Tennessee Geodetic Reference Network (TGRN) coordinate of N: 4 1 0 0 7 7 . 1 0 . E : 1 7 3 2 8 7 0 . 7 9 ; thence with the east margin of Limestone Avenue N 05°21'07" E, 74.71 ft. to a railroad spike found at a large stump, said railroad spike being the southwest corner of Circle T Properties LLC; thence leaving the margin of Limestone Avenue and with the south line of Circle T Properties LLC and then Ametrice Biggers south line S 84°17'52" E, 128.01 ft. to a capped rebar found (cap illegible), said capped rebar being the northwest corner of J L D Enterprises LLC; thence with the west line of J L D Enterprises LLC S 04°01'27" W, 37.44 ft. to a capped rebar found (cap illegible), said capped rebar being the northwest corner of Center Court Properties; thence with the west line of Center Court Properties S 03°59'46" W, 37.54 ft. to a capped rebar found (cap illegible) at a fence intersection, said capped rebar being located on the north line of Lopez and Juarez; thence with the north line of Lopez and Juarez then the north line of Tosha Ewing N 84°11'33" W, 129.77 ft. to the POINT OF BEGINNING containing 0.22 acres ± or 9644 square feet ± ac-

130 PUBLIC NOTICES

prises LLC (RB 579 PG 517) and Center Court Properties (RB 877 PG 702), on the south by Francisco Aviles Lopez and Nicolas Albarran Juarez (RB 775 PG 12) and Tosha Ewing (RB 665 PG 340), and on the west by Limestone Avenue (40 ft. Right-of-Way), and being more particularly described as follows:

Street Address: The street address of the property is believed to be 633 Limestone Avenue, Lewisburg, TN 37091, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 064H-B-041.00

Current owner(s) of Record: C.H. Harwell, Jr. and Peggy G. Harwell

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, 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.

THE PROPERTY IS

130 PUBLIC NOTICES

cording to a survey performed by Russell A. White, TN RLS-2932, CFS TN-043 D/B/A Associates in Surveying & Mapping P.O. Box 166, Unionville, TN 37180 dated 11/17/2022.

This being the same property conveyed to C. H. Harwell, Jr. and wife, Peggy G. Harwell, from Ann Callis by Warranty Deed of record dated March 17, 1975 and recorded March 26, 1975 in Record Book 54, Page 557, in the Register's Office of Marshall County, Tennessee. C. H. Harwell, Jr. died July 25, 2021, leaving the property to Peggy G. Harwell as the surviving tenant by the entirety.

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 check made payable to or endorsed to Padgett Law Group. 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.

Map/Parcel Number: 064H-B-041.00

Current owner(s) of Record: C.H. Harwell, Jr. and Peggy G. Harwell

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, 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.

THE PROPERTY IS

130 PUBLIC NOTICES

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.

The right is reserved to adjourn the sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of 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 check made payable to or endorsed to Padgett Law Group. 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 by the Substitute Trustee at any time.

Padgett Law Group, Substitute Trustee 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com PLG# 24-013898-1

130 PUBLIC NOTICES

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 April 13, 2020, executed by JONATHAN L MCPEAK AKA JONATHAN LEON MCPEAK conveying certain real property therein described to WILBURN J. EVANS, as Trustee, as same appears of record in the Register's Office of Marshall County, Tennessee recorded April 14, 2020, in Deed Book 803, Page 597; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Tennessee Housing Development Agency who is now the owner of said debt; and WHEREAS, the undersigned, Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Marshall County, Tennessee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin 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 **January 28, 2025** at 10:00 AM at the Main Entrance of the Marshall County Courthouse, Lewisburg, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Marshall County, Tennessee, to wit:

LOCATED IN THE THIRD (3RD) CIVIL DISTRICT OF MAR-

130 PUBLIC NOTICES

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wil- son & Associates, P.L.L.C., as Suc- cessor Trustee, by virtue of the power, duty, and authority vested in and im- posed upon said Successor Trustee, by PennyMac Loan Services, LLC, will, on **February 18, 2025 on or about 2:00 PM, at the Mar- shall County Court- house 201 Marshall County Court- house, Lewisburg, TN 37091**, offer for sale certain property hereinafter described as the highest bidder **FOR certified funds** paid at the conclu- sion 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 ex- emptions, which are expressly waived in the Deed of Trust, said property being real estate situated in the Marshall County, Tennessee, and be- ing more particularly described as follows:

42 on the Plan of Final Plat, Spring Creek Farms Sub- division, Phase 2, Section 1 of record in Plat Cabinet G, Page 55C, in the Register's Office for Marshall County. Tennes- see, to which Plan reference is hereby made for a more complete descrip- tion of the prop- erty.

ALSO KNOWN AS: 237 Addison Ave- nue, Chapel Hill, TN 37034

This sale is subject to all matters shown on any applicable re- corded plat; any un- hereinafter described paid taxes; any re- strictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or fed- eral; any prior liens or encumbrances as well as any priority created by a fixture matter that an accu- rate survey of the premises might dis- close. In addition, the following parties may claim an inter- est in the above- re- ferenced property:

Land in Marshall County, Tennes- see, being Lot No DIEGO ROCA

130 PUBLIC NOTICES

ZALDIVAR ROSHNI PATEL TENANTS OF WILLIAMSON COUNTY HOSPITAL DISTRICT DBA WIL- LIAMSON MEDICAL CENTER

The sale held pursu- ant 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 publi- cation, upon an- nouncement 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 and that notices of said post- ponement for inclem- ent weather will be mailed to interested parties of record.

W&A No. 358116

130 PUBLIC NOTICES

DATED January 9, 2025 WILSON & ASSOCI- ATES, P.L.L.C., Successor Trustee

570 WANTED TO BUY

CASH PAID FOR JUNK CARS WE PICK UP 931-619-5810

900 STATEWIDES

Auctions

GET THE WORD OUT about your next auction! Save Time & \$\$\$! One Call For All. Your ad can ap- pear in this newspa- per + 97 other TN newspapers. For more info, contact this newspaper's classified dept. or call 931-624-8916. (TnScan)

Cable / Satellite TV /Wireless

NOTICE TO FURNISHERS OF LABOR AND MATERIALS TO:
Vulcan Construction Materials, LLC
PROJECT NO.: R3BVAR-M3-036
CONTRACT NO.: CNX164
COUNTY: Marshall

The Tennessee Department of Transportation is about to make final settlement with the contractor for construction of the above numbered project. All persons wishing to file claims pursuant to Section 54-5-122, T.C.A. must file same with the Director of Construction, Tennessee Department of Transpor- tation, Suite 700 James K. Polk Bldg., Nashville, Tennessee 37243-0326, on or before 2/28/2025.

SPRING CREEK APARTMENTS
464 SPRING CREEK STREET
CHAPEL HILL TN 37034

Now Accepting Applications
One & Two Bedroom Apartments

Applications available at the complex
office or call 931-364-7179.

"This institution is an equal
opportunity provider and employer"

Notice is hereby given that, on July 16, 2024, Limestone Water Utility Operating Company ("Limestone Water") filed a request for approval with the Tennessee Public Utility Commission ("TPUC" or "Commission") to adjust water and wastewater utility rates. The proposed rate changes are set forth in Limestone Water's Petition to Increase Charges, Fees and Rates and for Approval of a General Rate Increase and Consolidated Rates ("Petition"), which is on file with TPUC in Docket No. 24-00044, and can be found at <http://share.tn.gov/tradockets/2400044.htm>. As outlined in the Petition and accompanying testimony, rates for many of the water and wastewater systems subject to these changes are recently acquired by Limestone Water and previously have not had the periodic adjustments necessary to properly operate and maintain the facilities. Limestone has invested significantly in these systems to ensure they are operating properly and continue to deliver clean and reliable water and wastewater services to customers. The Commission may adopt or reject the proposed rates. If the proposed rates are approved, the predicted monthly bill increase for the average residential and business customers are outlined in the tables below. Please note that the monthly bills are categorized by average usage where applicable. The revised rate schedules, tariffs, and reasons for the proposed changes are available for public inspection at the Commission, which may be reached at 1-800-342-8359.

The Commission will hold a public comment meeting at The Lodge at Pickwick Landing State Park, Conference C1, at 120 Playground Loop, Counce, Tennessee 38326, on Thursday, January 30, 2025, from 3:00 p.m. to 6:00 p.m. (CST). Members of the public are invited to attend and present comments on Limestone Water's Petition and proposed general rate increase. In addition, members of the public may file written comments with the Commission by sending an email to contact.tpuc@tn.gov with a reference to Docket No. 24-00044 in the subject line of the email. A tentative hearing date on the Petition and proposed general rate increase has been scheduled by the Commission for February 18, 2025, in Nashville, Tennessee in Hearing Room G.201, Andrew Jackson State Office Building, 500 Deaderick Street to hear testimony and to determine whether the requested rate increase, or any part thereof, should be approved. The public will have an opportunity to offer comments during the February hearing as well. In the event the February 18, 2025 hearing date is modified by the Commission, the Commission will provide notice of any such change on its website. Participants with disabilities who require special accommodations or alternate communications formats should contact the Tennessee Public Utility Commission ADA-EEO/AA Coordinator/Officer at 502 Deaderick Street, 4th Floor, Nashville, Tennessee 37243-0505, 1-800-342-8359 or TDD (615) 741-3930, so that reasonable accommodations can be made. The current rates and charges and the proposed rates and charges are set forth below:

Water Systems Average Rate Increase				
System & Meter Size	Usage	Present Rate	Proposed Rate	Proposed \$ Increase
Aqua Utilities 3/4" & 5/8"	Average Bill of 3,000 gallons usage	\$25.75	\$82.29	\$56.54
Aqua Utilities 1"	Average Bill of 3,750 gallons	\$28.04	\$102.86	\$74.82
Aqua Utilities 1.5"	Average Bill of 15,000 gallons	\$62.35	\$411.44	\$349.09
Aqua Utilities 2"	Average Bill of 24,000 gallons	\$89.80	\$647.75	\$557.95
Candlewood Lakes (unmetered)	n/a	\$40.00	\$67.50	\$27.50

Wastewater Systems Average Rate Increase				
System & Customer Type	Usage	Present Rate	Proposed Rate	Proposed \$ Increase
Aqua Utilities Residential	Average Bill of 3,000 gallons usage	\$25.75	\$86.64	\$60.89
Shiloh Falls Residential	Average Bill of 3,000 gallons usage	\$20.03	\$86.64	\$66.61
Grassland Residential	n/a	\$42.00	\$86.64	\$44.64
Arrington Retreat Residential	n/a	\$55.25	\$86.64	\$31.39
Hideaway Residential	n/a	\$55.25	\$86.64	\$31.39
Hardeman Residential	n/a	\$55.25	\$86.64	\$31.39
Chapel Woods Residential	n/a	\$29.00	\$86.64	\$57.64
Lakeside Estates Residential	n/a	\$43.37	\$86.64	\$43.27
Grassland Commercial	Base	\$37.00	\$86.64	\$49.64
	Average Bill of 3,000 gallons usage	\$63.25	\$86.64	\$23.39
Arrington Retreat Commercial	Base	\$37.00	\$86.64	\$49.64
	Average Bill of 3,000 gallons usage	\$63.25	\$86.64	\$23.39
Hideaway Commercial	Base	\$37.00	\$86.64	\$49.64
	Average Bill of 3,000 gallons usage	\$63.25	\$86.64	\$23.39
Hardeman Commercial	Base	\$37.00	\$86.64	\$49.64
	Average Bill of 3,000 gallons usage	\$63.25	\$86.64	\$23.39
Lakeside Estates Commercial	Base up to 300 gallons per day	\$68.37	\$86.64	\$18.27
	Average Bill of 450 gallons per day	\$98.37	\$86.64	\$(11.73)

900 STATEWIDES

Choose EarthLink Fiber Internet for speeds up to 5 Gigs, no data caps, no throttling. Prices starting at \$54.95. Plus, a \$100 gift card when you make the switch. Call 1-855-481-3340 (TnScan)

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ing on your roof! Sign up for Direct and get your first free months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99/mo. Some restrictions apply. Call DIRECTV 1-844-230-4803 (TnScan)

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Get DISH Satellite TV + Internet! Free Install, Free HD-DVR Upgrade, 80,000 On-Demand Movies, Plus Limited Time Up To \$600 In Gift Cards. Call Today! 1-844-274-6074 (TnScan)

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Portable Oxygen Concentrator May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 844-713-6706 (TnScan)

ADVERTISEMENT FOR BIDS

Separate sealed bids for the construction of **Contract 125 – 2025-2026 Water Service Line Casing Bores will be received by the Marshall County Board of Public Utilities at the Utility's office, 624 West Commerce Street, Lewisburg, Tennessee, 37091, until January 30, 2025, 2:00 p.m.** local time, and then at said office publicly opened and read aloud.

The project consists of a two-year contract for construction of miscellaneous road and creek water service line casing bores by directional drilling as directed by Work Order.

The **CONTRACT DOCUMENTS**, consisting of drawings, specifications, and contract and bid forms may be examined electronically at www.jchengr.com or at **James C. Hailey & Co., 360 Cool Springs Blvd., Suite 100, Franklin, TN 37067-7216**.

Each CONTRACTOR choosing to BID must obtain BID DOCUMENTS from the office of **James C. Hailey & Co., 360 Cool Springs Blvd., Suite 100, Franklin, TN 37067-7216**, via a non-refundable payment of **\$50.00**. BID DOCUMENTS are non-transferrable.

Paper copies of the CONTRACT DOCUMENTS may be obtained upon a non-refundable payment of \$200.00.

No bidder may withdraw his bid within 60 days after the actual date of opening thereof.

Marshall County Board of Public Utilities reserves the right to reject any or all bids and waive any informalities.

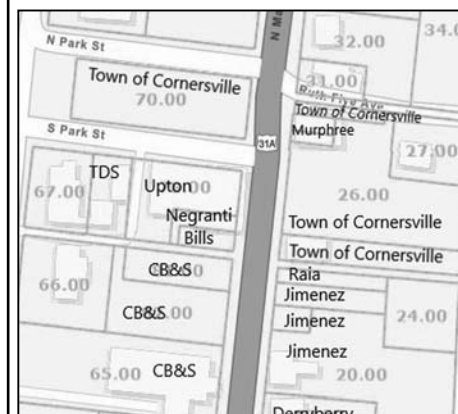
Marshall County Board of Public Utilities is an equal opportunity provider and employer and does not discriminate against or exclude any Bidder with respect to race, color, or national origin.

January 2025

Marshall County Board of Public Utilities
Chad Dennis, Superintendent

The **Cornersville Planning Commission** will hold a Public Hearing on **Tuesday, January 28, 2025 at 6:30 pm** at Cornersville Town Hall, 118 S. Main St., regarding a zoning map amendment for certain properties along HWY 31A (Map Attached) from North Park Street to Spencer Alley from undefined zoning to C-1 and one property R-3, as well as presentation of the Cornersville Transportation Planning Grant. Immediately following the Public Hearing, the Cornersville Planning Commission will consider a zoning map amendment for certain properties along HWY 31A from North Park St. to Spencer Alley and the Cornersville Transportation Planning Grant.

The Cornersville Board of Mayor and Aldermen will hold a Public Hearing on Thursday, February 6, 2025 at 6:00 pm at Cornersville Town Hall, 118 S. Main St., regarding a zoning map amendment for certain properties along HWY 31A (Map Attached) from North Park Street to Spencer Alley from undefined zoning to C-1 and one property R-3, as well as presentation of the Cornersville Transportation Planning Grant. Immediately following the Public Hearing, the Cornersville Board of Mayor and Aldermen will consider First Reading of a zoning map amendment along HWY 31A from North Park St. to Spencer Alley and the Cornersville Transportation Planning Grant.



Westside Hwy 31A	Eastside Hwy 31A
Town of Cornersville N Main St.- no address Existing Use: park Current Zoning: undefined Proposed Zoning: C-1	Town of Cornersville S Main St.- no address Existing Use: public right of way Current Zoning: undefined Proposed Zoning: C-1
Tennessee Telephone Co. dba TDS S Park St. Existing Use: commercial Current Zoning: undefined Proposed Zoning: C-1	Murphree, Roger and Pam 100 and 102 S Main St. Existing Use: commercial Current Zoning: undefined Proposed Zoning: C-1
Upton, Richard and Caitlin 109 S Main St. Existing Use: commercial Current Zoning: undefined Proposed Zoning: C-1	Town of Cornersville S Main St.- no address Existing Use: commercial Current Zoning: undefined Proposed Zoning: C-1
Negranti, Alexis 115 S Main St. Existing Use: commercial Current Zoning: undefined Proposed Zoning: C-1	Town of Cornersville 118 S Main St. Existing Use: commercial Current Zoning: undefined Proposed Zoning: C-1
Bills, Bobby and Mae 117 S Main St. Existing Use: commercial Current Zoning: undefined Proposed Zoning: C-1	Raia, Anthony 122 S Main St. Existing Use: residential Current Zoning: undefined Proposed Zoning: C-1
Farmers Bank (CB&S Bank) 119 S Main St. Existing Use: commercial Current Zoning: undefined Proposed Zoning: C-1	Jimenez Properties LLC 124 S Main St. Existing Use: commercial Current Zoning: undefined Proposed Zoning: C-1
Farmers Bank (CB&S Bank) 127 S Main St. Existing Use: commercial Current Zoning: undefined Proposed Zoning: C-1	Jimenez Properties LLC 126 S Main St. Existing Use: commercial Current Zoning: undefined Proposed Zoning: C-1
Farmers Bank (CB&S Bank) 131 S Main St. Existing Use: commercial Current Zoning: undefined Proposed Zoning: C-1	Jimenez Properties LLC 130 S Main St. Existing Use: residential Current Zoning: undefined Proposed Zoning: C-1
Farmers Bank (CB&S Bank) S Main St.- no address Existing Use: commercial Current Zoning: undefined Proposed Zoning: C-1	Derryberry, John 132 S. Main St. Existing Use: residential Current Zoning: undefined Proposed Zoning: C-1
Segala, Edith 137 S Main St. Existing Use: residential Current Zoning: undefined Proposed Zoning: C-1	Foster, William and Denise 134 S. Main St. Existing Use: residential Current Zoning: undefined Proposed Zoning: C-1
Jarrett, Ann and John 139 S Main St. Existing Use: residential Current Zoning: undefined Proposed Zoning: C-1	Parks, Stewart 136 S. Main St. Existing Use: residential Current Zoning: undefined Proposed Zoning: C-1
	Rocky Top Properties LLC 138 S Main St. Existing Use: residential Current Zoning: undefined Proposed Zoning: R-3

AFFIDAVIT OF PUBLICATION

STATE OF TENNESSEE
COUNTY OF COFFEE

Joe Martin

Printed Name

Personally appeared before the undersigned authority and made oath that Joe Martin is the Publisher of the Marshall County Post and that the attached item was published in said newspaper on the following date(s)

All dates Published: 01/16

This notice was also published on a news and information website that has a url during the publish dates.

Signed



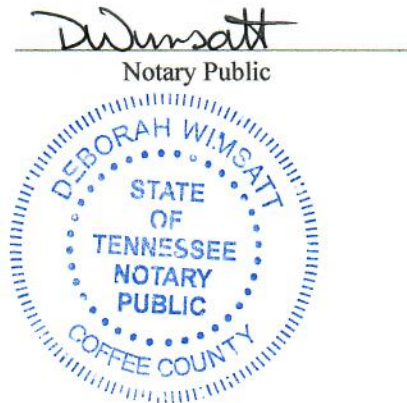
Name of Account: Central States Water Resource
Order Number: 13299947

Sworn to, and subscribed before me at Tullahoma, Tennessee, this 16th day of January 2025.

Notary Public

Commission expires: 3-15-26

PUBLIC NOTICE



LEGALS

CITY OF FRANKLIN
MEETING AGENDA
DESIGN REVIEW COMMITTEE
MAILING ADDRESS:
109 3RD AVE S
FRANKLIN, TN 37064
(615) 791-3217
TUESDAY, JANUARY 21, 2025
4:00 PM
BOARD ROOM

Notice is hereby given that a meeting of the Design Review Committee will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. You may call 615.791.3212 for additional information. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at 615.791.3216 at least 24 hours prior to the meeting. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Attend in person in the Board Room. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPLICATIONS

1. Discussion Of Front Porch Alterations At 125 S. Margin St.; Gregg Dvorak, Applicant.
2. Discussion Of Alterations (Court yard) At 159 1st Ave. N.; Brandon Priddy, Applicant.
3. Discussion Of Site Alterations (Driveway) At 1343 Huffines Ridge Dr. (The Carothers House); Greg Gamble, Applicant.

4. Discussion Of Alterations At 1309 Adams St.; Monica Underwood, Applicant.

5. Discussion Of Alterations At 230 Franklin Rd. (Building 1) At The Factory; David Click, Applicant.
6. Discussion Of New Construction (Accessory Structure) And Site Alterations At 104 Lewisburg Ave.; Daniel Adelseck, Applicant.

7. Discussion Of New Construction (Hotel & Parking Structure) And Partial Demolition At 230 Franklin Rd. (The Factory); Benton Smothers, Applicant.

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

PUBLIC NOTICE

Notice is hereby given that, on July 16, 2024, Limestone Water Utility Operating Company ("Limestone Water") filed a request for approval with the Tennessee Public Utility Commission ("TPUC" or "Commission") to adjust water and wastewater utility rates. The proposed rate changes are set forth in Limestone Water's Petition to Increase Charges, Fees and Rates and for Approval of a General Rate Increase and Consolidated Rates ("Petition"), which is on file with TPUC in Docket No. 24-00044, and can be found at <http://share.tn.gov/tra/dockets/2400044.htm>. As outlined in the Petition and accompanying testimony, rates for many of the water and wastewater systems subject to these changes are recently acquired by Limestone Water and previously have not had the periodic adjustments necessary to properly operate and maintain the facilities. Limestone has invested significantly in these systems to ensure they are operating properly and continue to deliver clean and reliable water and wastewater services to customers. The Commission may adopt or reject the proposed rates. If the proposed rates are approved, the predicted monthly bill increase for the average residential and business customers are outlined in the tables below. Please note that the monthly bills are categorized by average usage where applicable. The revised rate schedules, tariffs, and reasons for the proposed changes are available for public inspection at the Commission, which may be reached at 1-800-342-8359.

The Commission will hold a public comment meeting at The Lodge at Pickwick Landing State Park, Conference C1, at 120 Playground Loop, Counce, Tennessee 38326, on Thursday, January 30, 2025, from 3:00 p.m. to 6:00 p.m. (CST). Members of the public are invited to attend and present comments on Limestone Water's Petition and proposed general rate increase. In addition, members of the public may file written comments with the Commission by sending an email to contact.tpub@tn.gov with a reference to Docket No. 24-00044 in the subject line of the email. A tentative hearing date on the Petition and proposed general rate increase has been scheduled by the Commission for February 18, 2025, in Nashville, Tennessee in Hearing Room G.201, Andrew Jackson State Office Building, 500 Deaderick Street to hear testimony and to determine whether the requested rate increase, or any part thereof, should be approved. The public will have an opportunity to offer comments during the February hearing as well. In the event the February 18, 2025 hearing date is modified by the Commission, the Commission will provide notice of any such change on its website. Participants with disabilities who require special accommodations or alternate communications formats should contact the Tennessee Public Utility Commission ADA-EEO/AA Coordinator/Officer at 502 Deaderick Street, 4th Floor, Nashville, Tennessee 37243-0505, 1-800-342-8359 or TDD (615) 741-3930, so that reasonable accommodations can be made. The current rates and charges and the proposed rates and charges are set forth below:

Water Systems Average Rate Increase

Water Systems Average Rate Increase				
System & Meter Size	Usage	Present Rate	Proposed Rate	Proposed \$ Increase
Aqua Utilities 3/4" & 5/8"	<i>Average Bill of 3,000 gallons usage</i>	\$25.75	\$82.29	\$56.54
Aqua Utilities 1"	<i>Average Bill of 3,750 gallons</i>	\$28.04	\$102.86	\$74.82
Aqua Utilities 1.5"	<i>Average Bill of 15,000 gallons</i>	\$62.35	\$411.44	\$349.09

Aqua Utilities 2"	<i>Average Bill of 24,000 gallons</i>	\$89.80	\$647.75	\$557.95
Candlewood Lakes (unmetered)	<i>n/a</i>	\$40.00	\$67.50	\$27.50

Wastewater Systems Average Rate Increase				
System & Customer Type	Usage	Present Rate	Proposed Rate	Proposed \$ Increase
Aqua Utilities Residential	<i>Average Bill of 3,000 gallons usage</i>	\$25.75	\$86.64	\$60.89
Shiloh Falls Residential	<i>Average Bill of 3,000 gallons</i>	\$20.03	\$86.64	\$66.61
Grassland Residential	<i>n/a</i>	\$42.00	\$86.64	\$44.64
Arrington Retreat Residential	<i>n/a</i>	\$55.25	\$86.64	\$31.39
Hideaway Residential	<i>n/a</i>	\$55.25	\$86.64	\$31.39
Hardeman Residential	<i>n/a</i>	\$55.25	\$86.64	\$31.39
Chapel Woods Residential	<i>n/a</i>	\$29.00	\$86.64	\$57.64
Lakeside Estates Residential	<i>n/a</i>	\$43.37	\$86.64	\$43.27
Grassland Commercial	<i>Base</i>	\$37.00	\$86.64	\$49.64
	<i>Average Bill of 3,000 gallons</i>	\$63.25	\$86.64	\$23.39
Arrington Retreat Commercial	<i>Base</i>	\$37.00	\$86.64	\$49.64
	<i>Average Bill of 3,000 gallons</i>	\$63.25	\$86.64	\$23.39
Hideaway Commercial	<i>Base</i>	\$37.00	\$86.64	\$49.64
	<i>Average Bill of 3,000 gallons</i>	\$63.25	\$86.64	\$23.39
Hardeman Commercial	<i>Base</i>	\$37.00	\$86.64	\$49.64
	<i>Average Bill of 3,000 gallons</i>	\$63.25	\$86.64	\$23.39
Lakeside Estates Commercial	<i>Base up to 300 gallons per day</i>	\$68.37	\$86.64	\$18.27
	<i>Average Bill of 450 gallons per day</i>	\$98.37	\$86.64	\$(11.73)

PUBLIC NOTICE:

SBA Towers X, LLC is proposing to build a 154-foot Monopole Telecommunications Tower located at 3600 Mallory Lane, Franklin, Williamson County, Tennessee 37067 (35° 56' 26.0016" N, 86° 49' 10.9014" W). Public comments regarding potential effects from this site on historic properties may be submitted within 30-days from the date of this publication to, Terracon, 2105 Newport Place, Suite 600, Lawrenceville, GA 30043; 770-623-0755; PublicNoticeAtlanta@terracon.com. Reference Terracon Project No. 49257011.

PUBLIC NOTICE

The Board of Commissioners of the City of Brentwood will appoint two (2) members to the Board of Zoning Appeals at the March 10, 2025 Commission meeting. The appointee will serve a three-year term ending on March 31, 2028. Applicants must be residents of the City of Brentwood. Applications must be submitted by February 15, 2025 to the City Recorder at Brentwood City Hall, 5211 Maryland Way, by mail to P.O. Box 788, Brentwood, TN 37024-0788 or online at www.brentwoodtn.gov. For additional information, call 615-371-0060.

LEGALS

NOTICE OF FORECLOSURE

WHEREAS, The Trust of Synthesis, f/k/a The Evan B. Mathis Separate Property (the "Grantor"), by that certain Deed of Trust dated October 5, 2021 (the "Deed of Trust"), recorded as Instrument No. 2162204, Book 8771, Page 343, Register's Office for Williamson County, Tennessee (the "Register's Office"), conveyed to Sherrell Armstrong, Trustee, the Property (as hereinafter defined) to secure the payment of certain indebtedness described in the Deed of Trust (the "Indebtedness"), which Indebtedness is presently held and owned by First Citizens National Bank (the "Lender"); and

WHEREAS, default has occurred by Grantor's failure to comply with the terms and conditions of the Deed of Trust, and the Indebtedness has been accelerated and declared due and payable as provided in the Deed of Trust, and the Indebtedness has not been paid; and

WHEREAS, Lender, the owner and holder of the Indebtedness, has demanded that the Property be advertised and sold in satisfaction of the Indebtedness and the costs of foreclosure, in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Ronald G. Steen, Jr. (the "Successor Trustee"), has been duly appointed as Successor Trustee in the place and stead of Sherrell Armstrong, Trustee, by appointment recorded in Book 9625, Page 663, Instrument No. 24037039, said Register's Office.

NOW, THEREFORE, notice is hereby given that I, Ronald G. Steen, Jr., Successor Trustee, pursuant to the power, duty and authority vested in and imposed upon me in the Deed of Trust, on **Friday, February 7, 2025, at 10:15 a.m.** prevailing Central time, at the Williamson County Courthouse, 135 4th Ave. S., Franklin, TN 37064, in the manner further described herein, will offer the Property, as such term is hereafter defined, for sale to the highest bidder for cash, free of equity of redemption, homestead, dower, marital share, any statutory or common law right of redemption, appraisement rights, marshalling of assets, and all other exemptions and other rights, all of which are expressly waived in the Deed of Trust. The term "Property" as used herein shall mean all of Grantor's right, title and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigations rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, which may now or later be located, situated or affixed on and used in connection therewith, located in Williamson County, Tennessee, described as follows:

Land in Williamson County, Tennessee, being Lot(s) 7, as shown on the map entitled Plan of Beech Tree, of record in Plat Book 20, page 19, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the property conveyed to EVAN B. MATHIS, TRUSTEE AND TRUSTOR OF THE EVAN B. MATHIS SEPARATE PROPERTY TRUST, by deed from Edward A. Degarmo and wife, Susan E. Degarmo, of record in book 7303, page 614, dated February 26, 2018, said Register's Office.

The street address of the Property is believed to be 1160 Manley Lane, Brentwood, TN 37027, but such address is not part of the legal description of the Property. The property ID No. is 027-043.09 000. In the event of any discrepancy, the legal description herein shall control.

The Real Property will be sold on an "AS IS, WHERE IS" basis, subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of said Register's Office and as listed below. This Property will be sold without warranty or recourse, expressed or implied as to title, use and/or enjoyment. A review of the records at the Register's Office disclosed that the Property may be subject to certain matters set forth below and that the persons named below may be interested parties, along with the persons named in the first paragraph of this Notice of Foreclosure:

1. Any and all unpaid ad valorem taxes and fees payable to Williamson County, Tennessee and/or City of Franklin, Tennessee (plus penalty and interest, if any) that may be a lien against the Property.
2. Rights and claims of parties in possession.
3. Any facts, rights, interests, or claims which could be ascertained by an inspection of the Property or by making inquiry of the person(s) in possession of the Property.
4. Any mechanics', materialmen's, or homeowner association liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.
5. Any discrepancies, conflicts, easements, boundary line disputes, encroachments, or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the subject Property.
6. Liens for any unpaid assessments and/or special assessments, including any and all homeowner association(s).
7. Title to portion of the premises embraced within the bounds of any streets, roads, or highways, if any.
8. Matters shown on the Plan of record in Plat Book 20, Page 19, said Register's Office.
9. Restrictive Covenants contained in instrument of record in Book 1214, Page 796, said Register's Office.
10. Right-of-way Easement conveyed unto Mallory Valley Utility District of Williamson County, Tennessee of record in Book 1149, Page 397, said Register's Office.
11. Right-of-way Easement conveyed unto Middle Tennessee Electric Membership Corporation of Williamson County, Tennessee of record in Book 1244, Page 953, said Register's Office.
12. Right-of-way Easement conveyed unto Middle Tennessee Electric Membership Corporation of Williamson County, Tennessee of record in Book 1995, Page 450, said Register's Office.

The foregoing matters may or may not take priority over the Deed of Trust. To the extent such matters do take priority over the Deed of Trust under applicable law, the sale will be subject to them, and to the extent such matters do not take priority over the Deed of Trust under applicable law, the Property will not remain subject to them after the sale.

The sale will also be subject to any and all liens, defects, encumbrances, conveyances, adverse claims and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had, and any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which have not been waived by such governmental agency, and matters that take priority over the Deed of Trust which an accurate survey of the Property might disclose.

The Property is to be sold AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. Successor Trustee will make no covenant of seisin or warranty of title, express or implied, and will sell and convey his interest in the Property by Successor Trustee's Deed as Successor Trustee only. The right is reserved to adjourn the day of sale to another day and time certain, without further publication and in accordance with law, upon announcement of said adjournment on the day and time and place of sale set forth above, to sell the Property with or without division if the Property consists of more than one parcel, and to sell to the second highest bidder in the event the highest bidder does not comply with the terms of the sale.

All applicable notices required pursuant to T.C.A. § 35-5-101 have been provided by Lender or its representative. This 14th day of January, 2025. /s/ Ronald G. Steen, Jr. Ronald G. Steen, Jr., Successor Trustee THOMPSON BURTON PLLC 6100 Tower Circle, Suite 200 Franklin, TN 37067 Telephone: (615) 465-6010

PUBLICATION DATES: JANUARY 16, 2025, JANUARY 23, 2025, JANUARY 30, 2025

CITY OF FRANKLIN
MEETING AGENDA
MAILING ADDRESS:
109 3RD AVE S FRANKLIN, TN 37064 (615) 791-3217
BOMA & FMPC JOINT CONCEPTUAL WORKSHOP
THURSDAY, JANUARY 23, 2025
5:30 PM
BOARDROOM

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resource Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

1. Applicant / staff presentation, and
2. BOMA and FMPC comments

CALL TO ORDER

NEW BUSINESS

1. (5:30 -6:00 PM) Discussion Of An Annexation And Associated Development Plan Revision, Adding 5.86 Acres And 62 Dwelling Units And Introducing New Lot Sizes And Building Type (Townhomes), On Approximately 204.86 Acres, Extending From Ridgeway Drive To South Carothers Road. (Colletta Park PUD)

2. (6:00 - 6:30 PM) Discussion Of A Development Plan Revision, Adding A Hotel, Parking Garage, And An Additional External Access Point, With A New Modification Of Standards Request (Use Of Surety Bond In Lieu Of Letter Of Credit), On Approximately 20 Acres, Located At The Northeast Corner Of The Intersection Of Liberty Pike And Franklin Road, At 230 Franklin Road. (The Factory At Franklin PUD)

OTHER BUSINESS

ADJOURN



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LEGALS

CITY OF FRANKLIN
MEETING AGENDA
MAILING ADDRESS:
109 3RD AVE S FRANKLIN, TN 37064 (615) 791-3217
FRANKLIN MUNICIPAL PLANNING COMMISSION
THURSDAY, JANUARY 23, 2025
7:00 PM
CITY HALL BOARD ROOM

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklintn.gov/planning.

The typical process for discussing an item is as follows:

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

Applicants are encouraged to attend the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/ request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The December 12, 2024, FMPC Minutes

VOTE FOR CHAIR & VICE CHAIR

2. Consideration Of Election Of Chair And Vice Chair Pursuant To The FMPC Bylaws.

ANNOUNCEMENTS

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

3. Consideration Of Approval Of Items 4-23 And Item 26 On The Consent Agenda

SITE PLAN SURETIES

4. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Extend The Performance Agreement For Landscaping Phase 1, Landscaping Phase 2, And Landscaping Phase 3 To January 22, 2026. (CONSENT AGENDA)
Sponsors: Melodie Brady

5. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)
Sponsors: Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To April 24, 2025. (CONSENT AGENDA)
Sponsors: Melodie Brady

7. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Drainage Improvement To January 22, 2026. (CONSENT AGENDA)
Sponsors: Melodie Brady

8. Carothers Development Property Subdivision, Site Plan, Lot 2; Release The Performance Agreement For Landscaping Improvement. (CONSENT AGENDA)
Sponsors: Melodie Brady

9. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Access, Sidewalks And Streets Improvements To July 24, 2025; Extend The Performance Agreement For Sewer Improvement To January 22, 2026. (CONSENT AGENDA)
Sponsors: Melodie Brady

10. Cool Springs East Subdivision, Site Plan, Section 36, Revision 3, Lot 702 (Buffalo Wings And Rings); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To April 24, 2025. (CONSENT AGENDA)
Sponsors: Melodie Brady

11. Dallas Downs PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Specimen Tree Improvement To January 22, 2026. (CONSENT AGENDA)
Sponsors: Melodie Brady

12. Franklin Commons South Subdivision, Site Plan, Section 4, Lot 13 (Grahams Lighting); Release The Performance Agreement For Landscaping Improvement. (CONSENT AGENDA)
Sponsors: Melodie Brady

13. Harpeth Village Subdivision, Site Plan, Revision 2 (Harpeth Village Unified Development); Release The Performance Agreement For Landscaping (Building C) Improvement. (CONSENT AGENDA)
Sponsors: Melodie Brady

14. Harts Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To July 24, 2025. (CONSENT AGENDA)
Sponsors: Melodie Brady

15. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)
Sponsors: Melodie Brady

16. Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage); Extend The Performance Agreement For Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)
Sponsors: Melodie Brady

17. Quality Inn And Suites Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)
Sponsors: Melodie Brady

18. Seward Hall Subdivision, Final Plat; Release Performance Agreement For The Left Turn Lane And Stormwater Drainage Improvements. (CONSENT AGENDA)
Sponsors: Melodie Brady

19. Seward Hall Subdivision, Site Plan, Lot 1 (Bethel Community Church); Release Performance Agreement For Landscaping Phase 3 And Stormwater Drainage Improvements. (CONSENT AGENDA)
Sponsors: Melodie Brady

20. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)
Sponsors: Melodie Brady

21. Water's Edge PUD Subdivision, Site Plan, Section 4; Extend The Performance Agreement For Landscaping (Street Trees, Open Space) And Landscaping (Bioretention Ponds) Improvements To January 22, 2026. (CONSENT AGENDA)
Sponsors: Melodie Brady

22. Water's Edge PUD Subdivision, Site Plan, Section 5; Extend The Performance Agreement For Landscaping (Street Trees, Open Space) And Landscaping (Bioretention Ponds) Improvements To January 22, 2026. (CONSENT AGENDA)
Sponsors: Melodie Brady

23. Wynfield Villages Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To January 22, 2026. (CONSENT AGENDA)
Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

24. Consideration Of Resolution 2025-05: A Resolution Amending The Avalon Square PUD Subdivision To Extend The Vested Rights, For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive.
Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

REZONINGS/DEVELOPMENT PLANS

25. Southvale PUD Subdivision, Development Plan, Revision 1, Introducing The Townhome Building Type To The Development Plan, On 244.80 Acres, Located West of Lewisburg Pike And South of Goose Creek Bypass.
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

26. Jimmy M. Irvin Property Subdivision, Final Plat, Creating 1 Single-Family Residential Lot, On 6.59 Acres, Located At 3270 And 3244 Boyd Mill Avenue. (CONSENT AGENDA)
Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

27. Jordan Reserve Subdivision (Formerly Gant Ridge Subdivision), Preliminary Plat, Creating 9 Single-Family Residential Lots And 1 Open Space Lot, On 6.57 Acres, Located At 580 Jordan Road, FMPC 12/12/24 - Deferred to 1/23/25, 7-0
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

PUBLICATION COST

\$209.00

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TENNESSEE
County of Williamson
Newspaper

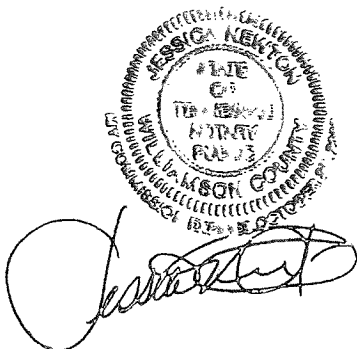
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RUN DATES

1/16/25



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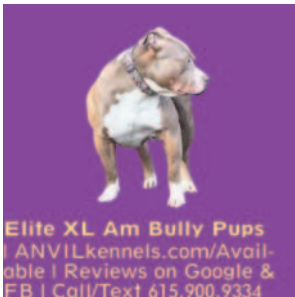


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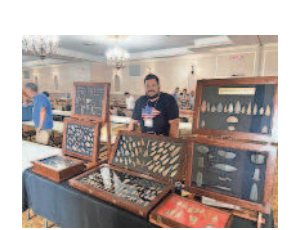
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Public Notices

10945039
PUBLIC NOTICE

CITY OF SPRING HILL

Take notice that the Spring Hill Board of Mayor and Aldermen will hold a Capital Improvement Plan, Budget, Utilities and Long-Term Planning Work Session (BOMA Advance) on Saturday, January 25, 2025 from 8:00 a.m. to 4:00 p.m. The work session (Advance) will be held at Spring Hill City Hall Court Room, 199 Town Center Parkway, Spring Hill, TN 37174. A complete agenda will be available on the city's website 24 hours prior to meeting:
www.springhilltn.org

10945080
PUBLIC NOTICE

CITY OF SPRING HILL

Take notice that the Spring Hill Municipal Planning Commission will meet on Monday, January 27, 2025 at 5:30 p.m. for a Work Session and Monday, February 10, 2025 at 5:30 p.m. for a Regular Meeting at Spring

Public Notices

Hill City Hall Court Room Information can be found on the city website at: www.springhilltn.org. Citizens are invited to attend and will be given the opportunity to speak. The meeting will be livestreamed at: www.springhilltn.org/video

10938180
REQUEST FOR PROPOSALS
For Spring Hill Police Department Headquarters Landscaping
City of Spring Hill, Tennessee

Sealed Bids will be received by the City of Spring Hill, Tennessee, for Spring Hill Police Department Headquarters Landscaping at Spring Hill City Hall, 199 Town Center Parkway (for hand delivery or courier service), P.O. Box 789 (for regular mail service) Spring Hill, Tennessee 37174, on or

Govt Public Notices

Notice of Public Meeting:
At the March 2025 regular Board meeting of HB&TS Utility District of Williamson County Tennessee, the Board of Commissioners plans to certify a list of three nominees to the County Mayor to fill an upcoming vacancy on the utility district's Board of Commissioners. Customers may submit the names of qualified persons to the district's office at 505 Downs Blvd., Franklin, Tennessee, to be considered for nomination to fill the vacancy.
January 22 2025
LOKR0222059

Public Notices

before January 28, 2025 at 2:30pm. The envelope containing the bid must be sealed and plainly marked "Bid for SpringHill Police Department Headquarters Landscaping" Bids must be made on the Bid Form and in accordance with Instructions to Bidders furnished by the City of Spring Hill.

The defined terms appearing in the General Specifications apply to all Contract Documents and can be found on the city's website: www.springhilltn.org

The City reserves the right to reject any or all Bids regarding the landscaping services, to waive irregularities and/or informalities in any Bids, and to make an award in any manner, consistent with law, deemed in the best interest of the City.

Govt Public Notices

Foreclosure/Sheriff Sales

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 August 22, 2019, executed by Jeffrey P. Andrews and Erin Andrews, to Investors Title Company, a Tennessee business corporation, Trustee, and recorded in Book 7733, Page 519 in the Register's Office for Williamson County, Tennessee, to secure the indebtedness therein described to FirstBank, 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 July 21, 2023 and recorded in Book 9303, Page 675 in the above mentioned 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, January 29, 2025 at 3:45 pm at the main entrance to the Williamson County Judicial Center, 135 4th Avenue South, Franklin, TN 37064 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:

Land in Williamson County, TN, BEING Lot No. 54 on the Plan of Iroquois Estates, of record in Plat Book 2, Page 58, Register's Office for Williamson County, TN, to which plan reference is hereby made for a complete description thereof.

DEED REFERENCE:
Being the same property conveyed to Jeffrey P. Andrews and wife, Erin Andrews, by Warranty Deed from Davis Properties of Tennessee, LLC, a Tennessee limited liability company, dated July 19, 2009 of record in Book 4876, Page 196, Register's Office for Williamson County, Tennessee.

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 7733, Page 519, said Register's Office.

TAX MAP-PARCEL NO.: 011H 009.00
PROPERTY ADDRESS: 5111 Cornwall Drive, Brentwood, TN 37027, as shown on the tax maps for the Assessor of Property for Williamson County, TN.

This property is sold SUBJECT to a first mortgage securing 5111 Cornwall Drive, Brentwood, TN 37027 in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Bank of America, N.A., its successors and assigns in the original principal amount of \$417,000.00, of record in Book 4876, Page 198 and subsequently assigned to Bank of America, N.A. of record in Book 9085, Page 341, said Register's Office.

This sale is also 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.

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:
MERS
Bank of America, N.A.
Jeffrey P. Andrews
Erin Andrews
Publish Newspaper: The Williamson AM section of the Tennessean
Editions dated: 1/8/25, 1/15/25, 1/22/25
File #75977
January 8, 15, 22 2025
LOKR0215220

Notice is hereby given that, on July 16, 2024, Limestone Water Utility Operating Company ("Limestone Water") filed a request for approval with the Tennessee Public Utility Commission ("TPUC" or "Commission") to adjust water and wastewater utility rates. The proposed rate changes are set forth in Limestone Water's Petition to Increase Charges, Fees and Rates and for Approval of a General Rate Increase and Consolidated Rates ("Petition"), which is on file with TPUC in Docket No. 24-00044, and can be found at <http://share.tn.gov/tra/dockets/2400044.htm>. As outlined in the Petition and accompanying testimony, rates for many of the water and wastewater systems subject to these changes are recently acquired by Limestone Water and previously have not had the periodic adjustments necessary to properly operate and maintain the facilities. Limestone has invested significantly in these systems to ensure they are operating properly and continue to deliver clean and reliable water and wastewater services to customers. The Commission may adopt or reject the proposed rates. If the proposed rates are approved, the predicted monthly bill increase for the average residential and business customers are outlined in the tables below. Please note that the monthly bills are categorized by average usage where applicable. The revised rate schedules, tariffs, and reasons for the proposed changes are available for public inspection at the Commission, which may be reached at 1-800-342-8359.

The Commission will hold a public comment meeting at The Lodge at Pickwick Landing State Park, Conference C1, at 120 Playground Loop, Counce, Tennessee 38326, on Thursday, January 30, 2025, from 3:00 p.m. to 6:00 p.m. (CST). Members of the public are invited to attend and present comments on Limestone Water's Petition and proposed general rate increase. In addition, members of the public may file written comments with the Commission by sending an email to contact.tpuc@tn.gov with a reference to Docket No. 24-00044 in the subject line of the email. A tentative hearing date on the Petition and proposed general rate increase has been scheduled by the Commission for February 18, 2025, in Nashville, Tennessee in Hearing Room G.201, Andrew Jackson State Office Building, 500 Deaderick Street to hear testimony and to determine whether the requested rate increase, or any part thereof, should be approved. The public will have an opportunity to offer comments during the February hearing as well. In the event the February 18, 2025 hearing date is modified by the Commission, the Commission will provide notice of any such change on its website. Participants with disabilities who require special accommodations or alternate communications formats should contact the Tennessee Public Utility Commission ADA-EO/AA Coordinator/Officer at 502 Deaderick Street, 4th Floor, Nashville, Tennessee 37243-0505, 1-800-342-8359 or TDD (615) 741-3930, so that reasonable accommodations can be made. The current rates and charges and the proposed rates and charges are set forth below:

Water Systems Average Rate Increase				
System & Meter Size	Usage	Present Rate	Proposed Rate	Proposed \$ Increase
Aqua Utilities 3/4" & 5/8"	Average Bill of 3,000 gallons usage	\$25.75	\$82.29	\$56.54
Aqua Utilities 1"	Average Bill of 3,750 gallons	\$28.04	\$102.86	\$74.82
Aqua Utilities 1.5"	Average Bill of 15,000 gallons	\$62.35	\$411.44	\$349.09
Aqua Utilities 2"	Average Bill of 24,000 gallons	\$89.80	\$647.75	\$557.95
Candlewood Lakes (unmetered)	n/a	\$40.00	\$67.50	\$27.50

Wastewater Systems Average Rate Increase				
System & Customer Type	Usage	Present Rate	Proposed Rate	Proposed \$ Increase
Aqua Utilities Residential	Average Bill of 3,000 gallons usage	\$25.75	\$86.64	\$60.89
Shiloh Falls Residential	Average Bill of 3,000 gallons	\$20.03	\$86.64	\$66.61
Grassland Residential	n/a	\$42.00	\$86.64	\$44.64
Arrington Retreat Residential	n/a	\$55.25	\$86.64	\$31.39
Hideaway Residential	n/a	\$55.25	\$86.64	\$31.39
Hardeman Residential	n/a	\$55.25	\$86.64	\$31.39
Chapel Woods Residential	n/a	\$29.00	\$86.64	\$57.64
Lakeside Estates Residential	n/a	\$43.37	\$86.64	\$43.27
Grassland Commercial	Base	\$37.00	\$86.64	\$49.64
	Average Bill of 3,000 gallons	\$63.25	\$86.64	\$23.39
Arrington Retreat Commercial	Base	\$37.00	\$86.64	\$49.64
	Average Bill of 3,000 gallons	\$63.25	\$86.64	\$23.39
Hideaway Commercial	Base	\$37.00	\$86.64	\$49.64
	Average Bill of 3,000 gallons	\$63.25	\$86.64	\$23.39
Hardeman Commercial	Base	\$37.00	\$86.64	\$49.64
	Average Bill of 3,000 gallons	\$63.25	\$86.64	\$23.39
Lakeside Estates Commercial	Base up to 300 gallons per day	\$68.37	\$86.64	\$18.27
	Average Bill of 450 gallons per day	\$98.37	\$86.64	\$(\$11.73)

TN-41068293

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AFFIDAVIT OF PUBLICATION


Eric Rocchio
Eric Rocchio
Central States Water Resources
1630 Des Peres RD
Des Peres MO 63131-1504


STATE OF WISCONSIN, COUNTY OF BROWN

The Williamson Tennessean, a newspaper published in the city of Nashville, Davidson County, State of Tennessee, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated and was published on the publicly accessible website:

01/22/2025

and that the fees charged are legal.
Sworn to and subscribed before on 01/22/2025



Legal Clerk


Notary, State of WI, County of Brown
8.25.26

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MARIAH VERHAGEN
Notary Public
State of Wisconsin