

LEGALS & PUBLIC NOTICES

PUBLIC HEARING

The Cannon County Board of Commissioners will have a public hearing on Thursday, November 6, 2025 at the Cannon County Courthouse, 200 W Main Street Woodbury TN 37190 for the purpose of reviewing the following item:
To amend the Cannon County Zoning and Building Codes Resolution; such amendment to include provisions for replacement of singlewide mobile homes.
The proposed amendment can be reviewed at the office of the Cannon County Planning Department, 200 W Main Street, Woodbury TN, from 8:00 a.m. to 4:00 p.m. Monday, Tuesday, Thursday, and Friday.
The public hearing will begin at 6:00 P. M. All citizens are invited to attend. Any questions or comments can be addressed to Cannon County Land Use Administrator by phone: 615-563-5263 or by email: David.Robinson@CannonCountyTN.gov
*Greg Mitchell
Chairman, Cannon County Commission*

Notice Of Substitute Trustee’s Sale

Whereas, Stephen J. Haley and wife, April D. Winkler, by Deed of Trust (the “Deed of Trust”), dated 7/26/2021 and of record in Deed Book 222, Pages 130-146, in Register’s Office of Cannon County, Tennessee, conveyed to Tri-Star Title Company, LLC, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the “Note”) described in the Deed of Trust, which Note was payable to Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity, and subsequently assigned to Freedom Mortgage Corporation, and Whereas, Nestor Solutions of Tennessee, LLC has been duly appointed Substitute Trustee by the owner and holder of the Note by instrument recorded in Deed Book 273, Pages 927-929 and as Instrument Number 79883 in Register’s Office of Cannon County, Tennessee; and Whereas, default has been made in the payment of the Note; and Whereas, the owner and holder of the Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of the indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust. The notice requirements of T.C.A. §35-5-101 and 35-5-104 have been satisfied. Now, Therefore, notice is hereby given that an agent of Nestor Solutions of Tennessee, LLC, Substitute Trustee, pursuant to the power, duty, and authority vested in and conferred by the Deed of Trust, will proceed to sell the below-mentioned property on 11/20/2025, at 2:00 PM at the County Courthouse Square of the Cannon County Courthouse, 200 West Main Street, Woodbury, TN 37190, to the highest call bidder for cash free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Cannon County, Tennessee, described as follows: Located, Lying And Being In The Eighth (8th) Civil District Of Cannon County, Tennessee And Being More Particularly Described As Follows, To-Wit: Being All Of Lot No. Sixty-Two (62) Of Cannon Downs, Phase V As Shown On Plat Of Record In Plat Cabinet 2, Slide 2-195, Register’s Office, Cannon County, Tennessee To Which Reference Is Hereby Made For A More Complete And Accurate Description Of Said Lot. This Property Is Subject To Restrictions As Shown In Record Book 95, Page 402, Register’s Office, Cannon County, Tennessee. This Property Is Subject To All Exceptions Shown On Plat Of Record In Plat Cabinet 2, Slide 2-195, Register’s Office, Cannon County, Tennessee. This Property Is Subject To And Includes Any And All Lawful Easements, Setback Lines, Restrictions, Etc. Of Record And Applying To The Within Described Property And To The Zoning Regulations Of The Appropriate Governmental Body. The street address of the above-described property is believed to be 424 Cannon Way, Woodbury, TN 37190, but if such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control. This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property: Owner of Property: Stephen J. Haley and April D. Winkler, husband and wife, their heirs and assigns, forever Secretary of Housing and Urban Development, Book 250, Pages 271-277 and Instrument #73562 Secretary of Housing and Urban Development, Book 261, Pages 159-165 and Instrument # 76462 The sale is subject to occupant(s) rights in possession of the premises.
All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the purchase price. The purchaser shall have no further record against the grantor, the grantee or the trustee. Internet Posting Website: <https://tennesseepostings.com/> Publication Dates: 10/14/2025 and 10/21/2025 Nestor Solutions of Tennessee, LLC, Substitute Trustee 214 5th Street, Suite 205 Huntington Beach, California 92648 Phone: (888) 403-4115 TS#: 2025-17634-TN

The Cannon County Board of Zoning Appeals meets at 5:30pm and Planning Commission meets at 6:00pm, 4th Tuesday of each month at Cannon County Courthouse.

CANNON COUNTY Invitation for Bid

The Cannon County Department of Finance is now accepting bids for the rehabilitation of one home through its THDA HOME Program rehabilitation grant project.

All construction plans, written specifications and bid forms will be available at the Cannon County Executive’s Office (615) 563-2320 and Finance Office located at 110 S. Tatum St., Woodbury, TN 37190. You may also obtain bid documents by contacting Project Administrator Amanda Mainord at 931-267-7048 or grassrootsplanning@gmail.com.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than 2:00 p.m. November 6, 2025 (local time). Every document must be enclosed in an envelope clearly marked as a bid document. Any response, bid or proposal received after the above deadline shall be considered late, and will not be opened or considered. Bid prices must be valid for at least thirty (30) days. Electronic bids are not accepted.

All documents shall be submitted to the following address:

Diane Hickman, Director of Finance
110 S. Tatum St., Ste 216
Woodbury, Tennessee 37190
diane.hickman@cannoncountyttn.gov
(629) 218-3213

A copy of Contractor’s State license must be submitted with bid. Certificate of Builder’s Risk, Workman’s Compensation and Comprehensive Liability Insurance is required before construction can begin. Minority and female contractors are encouraged to apply.

This project is funded under an agreement with Tennessee Housing Development Agency through the U.S. Department of Housing and Urban Development.

Cannon County reserves the right to reject any or all bids. We are an equal-opportunity employer. It is the policy of Cannon County, Tennessee to ensure compliance with Title VI of the Civil Rights Act of 1964; no person shall be excluded from participation in or be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance on the grounds of race, color, sex or national origin.

PUBLIC HEARING NOTICE

At the November meeting of the Town of Woodbury Board of Mayor and Aldermen, there will be a public hearing on proposed ORDINANCE 556, an ordinance abandoning and closing a portion of West Colonial Street.
The meeting will be at City Hall on November 4, 2025 at 7:00pm.

Stan Hollandsworth, Mayor

**To place your legal ad:
Call Sharon at
615-563-2512 or email
[spatrick@
cannoncourier.com](mailto:spatrick@cannoncourier.com)**

