

LEGALS & PUBLIC NOTICES

Cannon County School Board Meeting / Workshop

Tuesday • March 10th, 2026 @ 6:00 pm

Board WORKSHOP

Cannon County Committee Room
110 Tatum St. • Woodbury, TN

Thursday • March 12th, 2026 @ 6:00 pm

Board MEETING

CCES/CCMS Cafeteria
530 West Adams St. • Woodbury TN

TOWN OF WOODBURY BOARD OF MAYOR AND ALDERMEN REGULAR MEETING TUESDAY • MARCH 3, 2026 • 7:00PM AGENDA

- Call to order
- Roll call
- Prayer/Pledge
- Public comment period from citizens
- Approve the minutes of the February 3, 2026 meeting
- Neal Appelbaum & Logan McNulty to address the board regarding placing an art piece at Dillon Park
- Approve application from Cannon County Senior Center for a parade permit:
Good Ole Days Parade May 9, 2026
- PUBLIC HEARING on proposed ORDINANCE 557, an ordinance to increase the reconnection charge to fifty dollars and the after business hours reconnection charge to one hundred dollars for water and sewer services
- Consider adoption of ORDINANCE 557 on second and final reading
- Consider proposed ORDINANCE 558 on first reading, an ordinance to amend the zoning ordinance of the Town of Woodbury, Tennessee: to include updated fees related to the Planning Commission, BZA, and etc.
- Consider proposed ORDINANCE 559 on first reading, an ordinance to amend the zoning ordinance of the City of Woodbury, Tennessee: to include a definition for data centers/ cryptocurrency mining facilities and to prohibit these uses within the corporate limits of Woodbury
- Reports from Mayor, Committees, and Department Heads
- Old business
- New business
- Adjourn

THE CANNON COUNTY REGIONAL PLANNING COMMISSION MEETS AT 5:30PM AND BOARD OF ZONING APPEALS MEETS AT 6:00PM, ON THE 4TH TUESDAY OF EACH MONTH (EXCEPT DECEMBER) AT CANNON COUNTY COURTHOUSE.

NOTICE TO CREDITORS
Estate of Kristian John Daniel Gagnier
Notice is hereby given that on the 10th day of February, 2026, Letters of Administration or Letters of Testamentary in respect of the estate of Kristian John Daniel Gagnier, deceased, were

issued to the undersigned by the county Probate Court of Cannon County, Tennessee. All persons both resident and non-residents, having claims matured and unmatured against said estate are required to file same with the clerk of the above-named court within four months of the first publication of this notice,

otherwise their claims will be forever barred. This February 19, 2026. Signed, John Gagnier, Administrator of the estate of Kristian John Daniel Gagnier.
Lana Jones, County Clerk
Jan J. Cowan, Attorney

NOTICE TO CREDITORS
Estate of Lidia Murin
Notice is hereby given that on the 10th day of February, 2026, Letters of Administration or Letters of Testamentary in respect of the estate of Lidia Murin, deceased, were issued to the undersigned

by the county Probate Court of Cannon County, Tennessee. All persons both resident and non-residents, having claims matured and unmatured against said estate are required to file same with the clerk of the above-named court within four months of the first publication of this notice,

otherwise their claims will be forever barred. This February 10, 2026. Signed, Pedro Lara, Executor of the estate of Lidia Murin.
Lana Jones, County Clerk
Anthony J. Cain, Attorney

NOTICE TO CREDITORS
Estate of Michael A. Thomas
Notice is hereby given that on the 10th day of February, 2026, Letters of Administration or Letters of Testamentary in respect of the estate of Michael A. Thomas, deceased, were

issued to the undersigned by the county Probate Court of Cannon County, Tennessee. All persons both resident and non-residents, having claims matured and unmatured against said estate are required to file same with the clerk of the above-named court within four months of the first

publication of this notice, otherwise their claims will be forever barred. This February 10, 2026. Signed, Lisa K. James, Executrix of the estate of Michael A. James.
Lana Jones, County Clerk
James M. Judkins, Attorney

Notice Of Substitute Trustee's Sale

Whereas, James Shaw and Catherine Shaw, husband and wife by Deed of Trust (the "Deed of Trust"), dated 5/27/2022 and of record in Deed Book 234, Page(s) 488-501, and/or as Instrument Number 69171, in Register's Office of Cannon County, Tennessee, conveyed to Stones River Title Company, 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 Geneva Financial, LLC, 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 278, Page(s) 763-765 and/or as Instrument Number 81085 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 3/26/2026, 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: Land In Cannon County, Tennessee, Being All Of Lot No. 4, On The Plan Of Lake Anne Estates (Section #1), As Shown By Plat Appearing Of Record In Plat Book 1, Page 103, In The Register's Office Of Cannon County, Tennessee, To Which Plat Reference Is Hereby Made For More Complete Details Of Said Lot. This Conveyance Is Subject To: Easements As Shown Of Record In Deed Book 114, Page 18, Deed Book 167, Page 217; Any And All Matters As Set Forth Per Plat Book 1, Page 103, Register's Office Of Cannon County, Tennessee. This Conveyance Is Further Subject To (1) All Applicable Zoning Ordinances (2) Utility, Sewer, Drainage And Other Easements Of Record, (3) All Subdivision/Condominium Assessments, Covenants, Bylaws, Restrictions, Declarations And Easements Of Record, (4) Building Restrictions, And (5) Other Matters Of Public Record. The street address of the above-described property is believed to be 761 Carole Anne Dr, 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: James Shaw and Catherine Shaw 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. Notice To Bidders: Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5. Internet Posting Website: <https://tennesseepostings.com/> Publication Dates: 2/24/2026 and 3/3/2026 Nestor Solutions of Tennessee, LLC, Substitute Trustee 214 5th Street, Suite 205 Huntington Beach, California 92648 Phone: (888) 403-4115 TS#: 2026-21078-TN

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