

LEGALS & PUBLIC NOTICES

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Note dated SEPTEMBER 7, 2010, and the Deed of Trust of even date, securing said Note recorded SEPTEMBER 7, 2010 in Book 128, at Page 34-40, as Document #36822, in the Register's office for CANNON County, Tennessee, executed by KASSIE L. FAIRCLOTH, conveying the certain property described therein to BOBBY M. GOODE, Trustee, for the benefit of the UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record MARCH 24, 2026 in the Register's office for CANNON County, Tennessee in Book 280, at Page 273-275, as Document #81513.

WHEREAS, the owner and holder of the Note has declared the entire indebtedness due and payable and demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

NOW, THEREFORE, notice is hereby given that an agent of Marinosci Law Group, P.C., as Successor Trustee, pursuant to the power, duty and authority vested in and conferred upon said Successor Trustee, by the Deed of Trust, will on May 14, 2026 at 12:00 PM at the Cannon County Courthouse, 200 West Main Street, Woodbury, TN 37190 offer for sale to the highest bidder for cash, and 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:

A certain tract or parcel of land in the Sixth (6th) Civil District of Cannon County, Tennessee, described as follows: Being Lot # 76, Section # 3 Beaver Dam Estates Subdivision, Woodbury, Tennessee, the Plat of which is recorded in Plat Book 1, Page 117, in the Register's Office for Cannon County, Tennessee. According to the Plat, Lot # 76 has a frontage on Kimela Drive of 115 feet; a back or East line of 115 feet; a North line of 150 feet; and a South line of 150 feet.

Being the same property conveyed to the Grantor herein by deed of record in Recorded Book 128, Page 32, Register's Office for Cannon County, Tennessee. More Commonly Known As: 203 KIMELA DR, WOODBURY, TN 37190

Said sale shall be held 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; to any matter that an accurate survey of the premises might disclose; and subject to, but not limited to, the following parties who may claim an interest in the above-referenced property: KASSIE L FAIRCLOTH, SANDRA L FAIRCLOTH, PRENTICE ALSUP HEATING AND AIR CONDITIONING INC., REPUBLIC FINANCE, LLC, CARISSA L. WAGGONER, OCCUPANTS/TENANTS OF 203 KIMELA DR, WOODBURY, TN 37190.

To the best of the Successor Trustee's knowledge, information, and belief, there are no other Federal or State tax lien claimants or other claimants upon the subject property which would require notice pursuant to the terms and provision of T.C.A. § 35-5-104 or T.C.A. § 67-1-1433 or 26 U.S.C. § 7425.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The Successor Trustee may postpone the above referenced sale from time to time as needed without further publication. The Successor Trustee will announce the postponement on the date and at the time and location of the originally scheduled sale.

This is an attempt to collect a debt, and any information obtained will be utilized for that purpose.

Marinosci Law Group, P.C., Successor Trustee
555 Perkins Extended, Suite 445
Memphis, TN 38117
Office: (901) 203-0680
Fax: (901) 440-0561

AGENDA FOR THE WOODBURY MUNICIPAL PLANNING COMMISSION

April 21, 2026 at 6:00PM
A. Call to Order / Roll Call
B. Reading and Approval of the Previous Planning Commission Minutes
C. Public Comment Period – Local Citizens
D. Old Business
1. None.
E. New Business
1. None.
F. Adjournment

PUBLIC NOTICE

The Cannon County Board of Commissioners will meet on Thursday, May 7, 2026, at 6:00 PM at the Cannon County Courthouse, 200 W Main Street, Woodbury, TN 37190, to review applications and hold a public hearing on the following items: Request to rezone 156 Eugene Reed Rd and the neighboring parcel 188 Eugene Reed Rd, Woodbury, TN 37190, from A-1 Agricultural to C-1 Commercial. Request to rezone 8700 Ivy Bluff Rd, Morrison, TN 37357, from A-1 Agricultural to R-1 Residential. All members of the public are encouraged to attend. For more information or questions, please contact Luke Bryant, Planning Director, at 615-563-5263 or via email at luke.bryant@cannoncountyttn.gov.

Greg Mitchell
Cannon County Executive

PUBLIC NOTICE

The Cannon County Board of Zoning Appeals will meet on Tuesday, April 28, 2026, at 6:00 PM at the Cannon County Courthouse, 200 W Main Street, Woodbury, TN 37190, to review applications and hold a public hearing on the following items: Application for Special Exception at 5988 Short Mountain Rd, Woodbury, TN 37190, for the purpose of establishing a community/event center. Application for Variance at 738 Old McMinnville Hwy, Woodbury, TN 37190, to request a variance from the Cannon County Zoning and Building Codes Resolution, which requires a minimum lot size of 0.68 acres (or 30,000 square feet). Application for Special Exception at 4373 Locke Creek Rd, Readyville, TN 37149, for the purpose of establishing a private firearms and tactical training facility. All members of the public are encouraged to attend. For more information or questions, please contact Luke Bryant, Cannon County Land Use Administrator, at 615-563-5263 or via email at luke.bryant@cannoncountyttn.gov

PUBLIC NOTICE

The Cannon County Regional Planning Commission will meet on Tuesday, April 28, 2026, at 5:30 PM at the Cannon County Courthouse, 200 W Main Street, Woodbury, TN 37190, to hold a public hearing and consideration on the following item: Proposed Amendment to the Cannon County Subdivision Regulations to require the inclusion of septic system lines on plats. All members of the public are encouraged to attend. For more information or questions, please contact Luke Bryant, Cannon County Land Use Administrator, at 615-563-5263 or via email at luke.bryant@cannoncountyttn.gov

PUBLIC NOTICE

In the Juvenile Court of Cannon County, Tennessee at Woodbury Office of the Juvenile Court Clerk Nellie Stone, Petitioner v. Shannon Campbell, Respondent Docket No 24-JV-20 It appearing from the Counter-Petition filed in this matter, which is sworn to by the GUARDIAN AD LITEM, that the whereabouts are unknown, however, the last known address was in this jurisdiction, and that RESPONDENT cannot be served by ordinary process of law, it is therefore, Ordered that RESPONDENT SHANNON CAMPBELL enter her appearance on or before May 23, 2026, to answer the Petition filed March 14, 2025. This notice shall be filed for four (4) consecutive weeks in The Tennessean and the Cannon Courier and at least one (1) online platform.

Meredith L. Rambo
Guardian ad Litem

Monthly Meeting Notice

Cannon County Highway Commission will be meeting at the office of Mr. Wayne Hancock, Road Superintendent, 900 Old McMinnville Road, Woodbury, Tennessee 37190 on April 21, 2026 at 5:00 p.m. Local Time

Cannon County Highway Department
Mr. Wayne Hancock, Road Superintendent

NOTICE TO CREDITORS

Estate of James Frederick Banta, Notice is hereby given that on the 27th day of March, 2026, letters of administration or letters of testamentary in respect of the estate of James Frederick Banta, deceased were issued to the undersigned of County Probate Court of Cannon County, TN. 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 is the 27th day of March, 2026.
James Allen Banta, administrator of the estate of James Frederick Banta, deceased.
Lana Jones, County Clerk
Darwin K. Colston
Attorney

NOTICE TO CREDITORS

Estate of Homer Jackson Gannon Jr., Notice is hereby given that on the 31st day of March, 2026, letters of testamentary or letters of testamentary in respect of the estate of Homer Jackson Gannon Jr., deceased were issued to the undersigned of County Probate Court of Cannon County, TN. 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 is the 31st day of March, 2026.
Andrew McGuire Gannon, executor of the estate of Homer Jackson Gannon Jr., deceased.
Lana Jones, County Clerk
Ashley D. Stearns
Attorney

NOTICE TO CREDITORS

Estate of Helen Mills Werner, Notice is hereby given that on the 31st day of March, 2026, letters of testamentary or letters of testamentary in respect of the estate of Helen Mills Werner, deceased were issued to the undersigned of County Probate Court of Cannon County, TN. 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 is the 31st day of March, 2026.
Laurie Lynne McDowell, executor of the estate of Helen Mills Werner, deceased.
Lana Jones, County Clerk
Jonathon Fagan
Attorney

CANNON COUNTY Invitation to Bid

Description of items/services requested: The Cannon County Department of Finance, on behalf of the Cannon County Sheriff's Department, is soliciting bids for medical services at the Cannon County Jail for fiscal years 26/27-28/29 (3-year contract).

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than 10:00 a.m. April 23, 2026 (local time). Every document must be enclosed in an envelope clearly marked as a bid document. Any response, bid or proposal received after the above deadline shall be considered late, and will not be opened or considered. Bid prices must be valid for at least thirty (30) days. Electronic bids are not accepted.

All documents shall be submitted to the following address:

Diane Hickman, Director of Finance
110 S. Tatum St, Ste 216
Woodbury, Tennessee 37190
diane.hickman@cannoncountyttn.gov
For bid specifications/questions, please contact Chris Brown at (615) 563-1000 or chris.brown@cannoncountyttn.gov.

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.

CANNON COUNTY Invitation to Bid

Description of items/services requested: The Cannon County Department of Finance, on behalf of the Cannon County Sheriff's Department, is soliciting bids for food and non-food supplies for FY 2026/2027.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than 10:15 a.m. April 23, 2026 (local time). Every document must be enclosed in an envelope clearly marked as a bid document. Any response, bid or proposal received after the above deadline shall be considered late, and will not be opened or considered. Bid prices must be valid for at least thirty (30) days. Electronic bids are not accepted.

All documents shall be submitted to the following address:

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Woodbury, Tennessee 37190
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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.

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