

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

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@cannoncountytg.gov.

*Greg Mitchell
Cannon County Executive*

NOTICE TO CREDITORS

Estate of Opal Mai Jones, Notice is hereby given that on the 9th day of April, 2026. Letters Testamentary in respect of the estate of Opal Mai Jones, deceased were issued to the undersigned of Chancery Court of Cannon County, TN. All persons both resident and non-residents, having claims matured and unmatured against the estate are required to file same with the Clerk of the Chancery Court on or before the earlier of the dates prescribed in (1) or (2), otherwise claims will be forever barred (1) (A) Four (4) months from the date of the first publication (or posting) as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at

least sixty (60) days before the date of the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty days from the date of the creditor receiving 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 decedents death. This is the 9th day of April, 2026.
Barry Lynn Jones, executor of the estate of Opal Mai Jones, deceased.
DANA DAVENPORT, CLERK & MASTER
Tara J. Cowan
Attorney For The Estate

NOTICE TO CREDITORS

Estate of Tanya L. Scruggs, Notice is hereby given that on the 9th day of April, 2026. Administration in respect of the estate of Tanya L. Scruggs, deceased were issued to the undersigned of Chancery Court of Cannon County, TN. All persons both resident and non-residents, having claims matured and unmatured against the estate are required to file same with the Clerk of the Chancery Court on or before the earlier of the dates prescribed in (1) or (2), otherwise claims will be forever barred (1) (A) Four (4) months from the date of the first publication (or posting) as the case may be) of this Notice if the creditor received an actual copy of

the Notice to Creditors at least sixty (60) days before the date of the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty days from the date of the creditor receiving 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 decedents death. This is the 9th day of April, 2026.
Patricia Anne Cash, administratrix of the estate of Tanya L. Scruggs, deceased.
DANA DAVENPORT, CLERK & MASTER
Tara J. Cowan
Attorney For The Estate

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@CannonCountyTN.gov

Cannon County Highway Department Invitation to Bid

Description of items/services requested: The Cannon County Finance Department on behalf of the Highway Department will be accepting sealed bids for materials for the Cannon County Highway Department for fiscal year 2026/2027. Fuel bids should be sent as two separate bids; one for Cannon County Government and one for Cannon County Highway Department.
General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Finance Department no later than **10:00 am, May 6, 2026**. 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.

All documents shall be submitted to the following address:

Diane Hickman, Director of Finance
Cannon County Department of Finance
110 South Tatum Street, Suite 216
Woodbury, TN 37190
(629) 218-3213
diane.hickman@cannoncountytg.gov

For bid specifications, contact Wayne Hancock, Road Superintendent at 615-563-4213, cannonhwy@dtccom.net

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 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@CannonCountyTN.gov

CANNON COUNTY SHERIFF'S OFFICE

110 Alexander Drive
Woodbury, TN 37190

In the impound yard at the Cannon County's Sheriff's Office is a 1998 Toyota, Corolla., VIN#1Nxxxxxxxxxxxx5213. Incident #23-011184.

Several letters to the owner were sent to the owner. We have received the letters back. Stating the owner is not known. This letter is to be sent to the Cannon Courier for three weeks.

NOTICE OF GRAND JURY MEETING

It is the duty of your grand jurors to investigate any public offense which they know or have reason to believe has been committed and which is trialable or indictable in this county. Any person having knowledge or proof that an offense has been committed may apply to testify before the grand jury subject to the provisions of Tennessee Code Annotated 40-12-104. The foreman in this county is presently Greg Rogers. The Grand Jury will meet on **FRIDAY, MAY 1, 2026 AT 10:00 AM**. You may be prosecuted for perjury for any oral or written statement in which you make under oath to the grand jury, when you know the statement to be false, and when the statement touches on a matter material to the point in question.

**Additional
Legals
on page B8**