

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS

Estate of Connie Brown, Notice is hereby given that on the 19th day of May, 2026, letters of administration in respect of the estate of Connie Brown, 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 May 19, 2026. Jennifer Morris, administratrix of the estate of Connie Brown, deceased. Lana Jones, County Clerk Jay B. Jackson Attorney

**TOWN OF WOODBURY
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING**

**TUESDAY
JUNE 2, 2026
7:00PM**

AGENDA

- Call to order
- Roll call
- Prayer/Pledge
- Public comment period from citizens
- Approve the minutes of the May 5, 2026 meeting
- Robbie Tate to address the board regarding water tap on Hollis Creek
- Public Hearing ORDINANCE 561, an ordinance of the Town of Woodbury, Tennessee adopting the annual budget and property tax rate for the fiscal year beginning July 1, 2026 and ending June 30, 2027
- Consider adoption of ORDINANCE 561 on second and final reading
- Public Hearing ORDINANCE 562, an ordinance to amend the zoning ordinance of the Town of Woodbury, Tennessee: to delete adult oriented business establishments as a special exception within the C-3 highway commercial zone and require these types of uses to be 1,500 feet from certain uses as required by the Woodbury Zoning Ordinance
- Consider adoption of ORDINANCE 562 on second and final reading
- Consider ORDINANCE 563 on first reading, an ordinance amending the budget ordinance for the Town of Woodbury for the fiscal year 2025-2026
- Consider ORDINANCE 564 on first reading, an ordinance adopting and enacting a comprehensive codification and revision of the ordinances of the Town of Woodbury, Tennessee
- Consider ORDINANCE 565 on first reading, an ordinance of the Town of Woodbury, Tennessee, repealing and replacing certain chapters of Title 4 of the Woodbury Municipal Code relating to municipal personnel; adopting a comprehensive personnel policy by ordinance; retaining specified safety and operations chapters; and providing for severability and an effective date
- Reports from Mayor, Committees, and Department Heads
- Old business
- New business
- Adjourn

**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 a bridge replacement project in Cannon County.

General Requirements:

Sealed bids will be received by the Cannon County Finance Department no later than:

10:00 am CST, June 9, 2026

at which time the office will publicly open bid proposals and read aloud.

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@cannoncountyttn.gov

Electronic PDF format Contract Documents & Specifications and Construction Plans shall be requested and obtained free of charge via email from HAZEL ENGINEERING, LLC ONLY by contacting Kyle E. Hazel, PE at 931-650-0060 or HazelEngineeringLLC@outlook.com. Contractors applying to bid for the prime contract and requesting Contract Documents & Specifications and Construction Plans in electronic PDF must provide the following information: Name of Company, License Number, Expiration Date of the License, License Classification, Company Address, Phone Number, and email address. The Official list of bidders will be maintained by, and available through, HAZEL ENGINEERING, LLC ONLY to ensure eligibility requirements of the bidders are met prior to the bid opening date and time. Any Bid Proposal submitted from an interested party that has not met the bidder requirements, followed the instructions to bidders, and/or has not obtained the free Electronic PDF format Contract Documents & Specifications and Construction Plans from HAZEL ENGINEERING, LLC prior to the bid opening date and time shall NOT be opened.

The Owner & CANNON COUNTY FINANCE DEPARTMENT, has absolute discretion and may for any reason, waive informalities or defects found in bids and has absolute discretion to reject any and all bids. No bidder shall withdraw his Bid Proposal within 60 days after the actual date of the bid opening thereof.

In accordance with Tennessee Code Annotated, Section 62-6-119, contractors applying to bid for the prime contract shall include the following information to appear on the outside of the envelope containing the bid except when the bid is in the amount less than twenty-five thousand dollars (\$25,000):

1. NAME
2. LICENSE NUMBER
3. EXPIRATION DATE OF THE LICENSE
4. LICENSE CLASSIFICATION

Failure of any bidder to comply shall void the bid and the envelope containing the bid shall not be opened or considered. Contractors applying to bid for the prime contract shall also include the following additional information to appear on the outside of the envelope containing the bid:

5. BIDDER ADDRESS, PHONE NUMBER AND E-MAIL ADDRESS
6. OWNER & PROJECT NAME

This project is funded through a grant contract with the State of Tennessee, Department of Transportation

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.

*Mr. Earl Wayne Hancock
Cannon County Highway Department, Road Superintendent*

**NOTICE OF SUBSTITUTE TRUSTEE'S
FORECLOSURE SALE**

Sale at public auction will be on June 17, 2026 at 2:00 P.M. local time, at the front entrance of the Cannon County Courthouse, 200 West Main Steet, Woodbury, Tennessee, pursuant to Deed of Trust executed by Brandon R. Campbell, to Ryan J. Moore, Trustee, as trustee for Homeland Community Bank on January 21, 2022, at Record Book 229, Page 349; conducted by Anthony J. Cain, having been appointed Substitute Trustee, all of record in the Cannon County Register's Office. Default has occurred in the performance of the covenants, terms, and conditions of said Deed of Trust and the entire indebtedness has been declared due and payable. Party Entitled to Enforce the Debt: Homeland Community Bank, its successors and assigns. The real estate located in Cannon County, Tennessee, and described in the said Deed of Trust will be sold to the highest call bidder. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warranty is intended. Property Address: 10.00 acres on Ford Lane, Bradyville, TN 37026, Map: 069, Parcel Number: 037.00, Current Owner(s) of Property: Brandon R. Campbell. This sale is subject to, without limitation, all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory right of redemption of any governmental agency, state or federal; any prior liens or encumbrances including those created by a fixture filing or any applicable homeowners' association dues or assessments; all claims or other matters, whether of record or not, which may encumber the purchaser's title and any matter that an accurate survey of the premises might disclose. The following parties may claim an interest in the above-referenced property to be affected by the foreclosure: any judgment creditor or lien holder with an interest subordinate to the said Deed of Trust or any party claiming by, though, or under any of the foregoing. Such parties known to the Substitute Trustee may include: None. Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower to the extent disclaimed or inapplicable, and the rights of Brandon R. Campbell, and those claiming through him/her/it/them. Any right of equity of redemption, statutory and otherwise, and homestead are waived in accord with the terms of 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 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/bank check made payable to or endorsed to McCarter | East, PLLC. 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 only by the Substitute Trustee at any time. If the Substitute Trustee rescinds the sale, the purchaser shall only be entitled to a return of any money paid towards the purchase price and shall have no other recourse. Once the purchaser tenders the purchase price, the Substitute Trustee may deem the sale final in which case the purchaser shall have no remedy. The real property will be sold AS IS, WHERE IS, with no warranties or representations of any kind, express or implied, including without limitation, warranties regarding condition of the property or marketability of title. This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose. Anthony J. Cain, Substitute Trustee, McCarter | East, PLLC, 219 W. Main Street, Woodbury, Tennessee 37190, 615-563-8042. A copy of this notice is being published at www.foreclosuretennessee.com.

NOTICE

Pursuant to Section 67-5-508, Tennessee code Annotated, the property Assessment records of Cannon County will be available for public inspection at the Property Assessor's Office in the County Courthouse during normal business hours. Any person desiring to inspect these records may do so at the appointed time and place.

The Cannon County Board of Equalization will begin its annual session to examine and equalize the county assessments on June 1, 2026.

THE BOARD WILL ACCEPT APPEALS FOR TAX YEAR 2026 ONLY UNTIL THE LAST DAY OF ITS 2026 REGULAR SESSION, WHICH WILL BE JUNE 5, 2026.

Any owner of property who wishes to make a complaint or appeal to the County Board of Equalization must appear before said Board at this time personally or by personal appearance of an agent for the owner bearing the owner's written authorization. Please contact the Assessor of Property to secure an appointment with the Board. Failure to appear and appeal an assessment will result in the assessment becoming final without further right of appeal.

Persons wishing to file an appeal or inspect assessment records may contact the Cannon County Assessor of Property:

Angela Schwartz
angela.schwartz@cot.tn.gov (615)563-5437
200 West Main St. Woodbury, TN 37190

ANGELA SCHWARTZ
Assessor of Property
Cannon County, TN

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.

**Additional Legals
on page B2**