

# LEGALS & PUBLIC NOTICES

**NOTICE TO CREDITORS**  
Estate of James Thomas Higgins,  
Notice is hereby given that on the 9th day of June, 2026, letters of testamentary in respect of the estate of James Thomas Higgins, 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 9th day of June, 2026. James Thomas Higgins II Executor, executrix of the estate of James Thomas Higgins, deceased. Lana Jones, County Clerk Anthony Cain Attorney \*\*\*\*\*

**NOTICE TO CREDITORS**  
Estate of Stephanie Ann Reed,  
Notice is hereby given that on the 11th day of June, 2026. Letters of Testamentary in respect of the estate of Stephanie Ann Reed, 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 11th day of June, 2026. Katherine Mosley, Administratrix of the estate of Stephanie Ann Reed, deceased DANA DAVENPORT, CLERK & MASTER Alexander J. Starr Attorney For The Estate \*\*\*\*\*

## PUBLIC NOTICE

The Cannon County Board of Zoning Appeals will meet on Tuesday, June 23rd, 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 265 Gilley LN, Woodbury, TN 37190, for the purpose of establishing two camper/ RV sites for habitation.

Public hearing for the purpose of considering the imposition of conditions upon a Special Exception previously approved by Court Order for property located on Locke Creek Road, identified as Map 038, Parcel 34.06 (Goff's Tree Services).

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@Cannon-CountyTN.gov](mailto:luke.bryant@Cannon-CountyTN.gov)

## PUBLIC NOTICE

The Cannon County Board of Commissioners will meet on Thursday, July 2, 2026, at 6:00 PM at the Cannon County Courthouse, 200 W Main Street, Woodbury, TN 37190, hold a public hearing on the following items:

Amendment to the Cannon County Zoning and Building Codes Resolution to permit single-wide manufactured homes within A-1 Agricultural Districts.

Amendment to the Cannon County Zoning and Building Codes Resolution to prohibit commercial uses in A-1 Agricultural Districts.

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](mailto:luke.bryant@cannoncountytg.gov).

*Greg Mitchell  
Cannon County Executive*

### 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, Page(s) 130-146, and/or as Instrument Number 65902, 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, Page(s) 927-929 and/or 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 7/16/2026, 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: 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. For source of title to said realty reference is made to Warranty Deed from Pinnacle Homes, Inc. to Stephen J. Haley and wife, April Winkler, dated July 26, 2021 and recorded on July 27, 2021 in Record Book 222, Page 128, Register's Office, Cannon County, Tennessee. 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 wife, April D. Winkler Secretary of Housing and Urban Development, its successors and assigns, Deed of Trust Book 250, Page(s) 271-277 and/or Instrument # 73562 Secretary of Housing and Urban Development, its successors and assigns, Deed of Trust Book 261, Page(s) 159-165 and/or 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. Notice To Bidders: Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. 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](https://www.fincen.gov/rre-faqs#D_5). Internet Posting Website: <https://tennesseepostings.com/> Publication Dates: 6/23/2026 and 6/30/2026 Nestor Solutions of Tennessee, LLC, Substitute Trustee 214 5th Street, Suite 205 Huntington Beach, California 92648 Phone: (888) 403-4115 TS#: 2025-17634-TN

# Legals & Public Notices

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