

LEGALS & PUBLIC NOTICES

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

**TOWN OF WOODBURY
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING
TUESDAY
JULY 7, 2026
7:00PM
AGENDA**

- Call to order
- Roll call
- Prayer/Pledge
- Public Comment period from citizens
- Approve minutes of the June 2, 2026 meeting
- PUBLIC HEARING ORDINANCE 563, an ordinance amending the budget ordinance for the Town of Woodbury for the fiscal year 2025-2026
- Consider adoption of ORDINANCE 563 on second and final reading
- PUBLIC HEARING ORDINANCE 564, an ordinance adopting and enacting a comprehensive codification and revision of the ordinances of the Town of Woodbury, Tennessee
- Consider adoption of ORDINANCE 564 on second and final reading
- PUBLIC HEARING ORDINANCE 565, 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
- Consider adoption of ORDINANCE 565 on second and final reading
- Consider proposed ORDINANCE 566 on first reading, an ordinance to adopt the Drought Management Plan for the Town of Woodbury
- Consider judgement for 301 W Adams St
- Department Reports
- Adjourn

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@cannoncountyttn.gov.

*Greg Mitchell
Cannon County Executive*

Cannon County School Board Meeting / Workshop

Tuesday • July 7th, 2026 @ 6:00 pm
Board WORKSHOP
Cannon County Committee Room
110 Tatum St. • Woodbury, TN

Thursday • July 9th, 2026 @ 6:00 pm
Board MEETING
CCES/CCMS Cafeteria
530 West Adams St. • Woodbury TN

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/irre-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



PUBLIC NOTICE

The Cannon County Board of Commissioners will meet in regular session on Thursday, July 2, 2026, at 6 PM. in the courtroom of the Cannon County Courthouse.

Meeting Agenda

1. Call to Order
2. Prayer
3. The Pledge of Allegiance
4. Roll Call
5. Approve / Change Agenda
6. Consent Agenda (Voice Vote)
 - Approve meeting minutes (June 4, 2026)
 - Approve Notaries
7. Public Hearing on Amendment to the Zoning Resolution for Prohibiting Commercial Uses in A1 Agricultural Zoning Districts.
8. Public Hearing on Amendment to the Zoning Resolution to allow Single Wide Mobile Homes in Agricultural Zoning Districts
9. Public Comment Period Concerning Agenda Items and Non-Agenda Items (15 minutes)
10. Old Business / Tabled Items:
11. Michael D Bailey Appointed Commissioner of Cannon County for Middle Tennessee Natural Gas Utility District (For Information Only)
12. Consideration of Amendment to the Zoning Resolution to Prohibit Commercial uses in A1 Zoning Districts
13. Consideration of Amendment to the Zoning Resolution to allow Single Wide Mobile Homes in A1 Agricultural Zoning Districts
14. Consideration of a Resolution Adopting TCA 67-5-705 for Cannon County to Establish a Property Tax Freeze Program for Eligible Senior Citizens
15. Vote to Change August Meeting from the 6th to the 13th
16. Finance Department: (Diane Hickman / Regina Mullins)
 - a. Budget Amendments
 - b. Financial Updates
17. Adjourn

Chairman Greg Mitchell, County Executive
Next Commission Meeting Date: August 13, 2026 at 6 P.M.

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.

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