

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 JULY 12, 2019, and the Deed of Trust of even date, securing said Note recorded JULY 18, 2019 in Book 195, at Page 469-479, as Document #58753, in the Register’s office for CANNON County, Tennessee, executed by RUSSELL GARRETT AND TAYLOR GARRETT, HUSBAND AND WIFE, conveying the certain property described therein to CRAIG MILLER, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (“MERS”), AS BENEFICIARY, AS NOMINEE FOR ACOPIA, LLC its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record JANUARY 23, 2025 in the Register’s office for CANNON County, Tennessee in Book 264, at Page 933-935, as Document #77414.

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 February 5, 2026 at 12:00 PM at the County Courthouse Square, 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:

BEING ALL OF LOT 1 ON THE SURVEY OF FREEZE, HOLLOW SPRINGS ROAD OF RECORD IN PLAT CABINET 4, PAGE 83A, OF THE REGISTER’S OFFICE OF CANNON COUNTY, TENNESSEE AND FURTHER BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LYING IN THE 5TH CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE, GENERALLY BOUNDED ON THE NORTH BY FREEZE (RB. 149, PG. 569), ON THE EAST BY HOLLOW SPRINGS ROAD (50 FT. RIGHT-OF-WAY), ON THE SOUTH BY THE REMAINING FREEZE (RB. 95, PG. 84), AND ON THE WEST BY FREEZE (RB. 95, PG. 81), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH CAPPED REBAR SET IN THE WEST MARGIN OF HOLLOW SPRINGS ROAD, BEING THE SOUTHEAST CORNER OF FREEZE (RB. 149, PG. 569) AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG THE MARGIN OF SAID ROAD, THE FOLLOWING CALLS: THENCE S 33°01’17” W, 28.64 FT.; THENCE S 33°01’26” W, 210.01 FT. TO A 1/2-INCH CAPPED REBAR SET, BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING THE MARGIN OF SAID ROAD AND WITH A NEW SEVERANCE LINE, N 66°54’07” W, 225.90 FT. TO A 1/2-INCH CAPPED REBAR SET IN THE EAST LINE OF FREEZE (RB. 95, PG. 81), BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH THE EAST LINE OF FREEZE, THE FOLLOWING CALLS: THENCE N 22°09’49” E, 84.45 FT. TO A 30-INCH ASH; THENCE N 32°42’39” E, 142.03 FT. TO AN AXLE FOUND, BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUING WITH THE EAST LINE OF FREEZE (RB. 95, PG. 81) AND WITH THE SOUTH LINE OF FREEZE (RB. 149, PG. 569), S 69°22’54” E, 244.92 FT. TO THE POINT OF BEGINNING, CONTAINING 1.26 ACRES, AS SURVEYED BY NORTHCUTT & ASSOCIATES LAND SURVEYING, 409 WOODBURY HIGHWAY, MANCHESTER, TN 37355, JOB #19C-128, DATED 06-20-2019, AND BEING MORE OR LESS THE PROPERTY DESCRIBED IN DB. 167, PG. 409 AND A PORTION OF THE PROPERTY DESCRIBED IN RB. 95, PG. 84, ROCCTN.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL GARRETT AND TAYLOR GARRETT, HUSBAND AND WIFE, BY WARRANTY DEED OF RECORD BOOK 195, PAGE 467, OF THE REGISTER’S OFFICE OF CANNON COUNTY, TENNESSEE.

More Commonly Known As: 700 HOLLOW SPRINGS ROAD, 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: RUSSELL GARRETT, TAYLOR GARRETT, 24HR HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OCCUPANTS/TENANTS OF 700 HOLLOW SPRINGS ROAD, 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

NOTICE TO CREDITORS
Estate of Toy B. Chapman,
Notice is hereby given that on the 18th day of December, 2025. Letters Testamentary in respect of the estate of Toy B. Chapman, 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 18th day of December, 2025.
Kathy Elizabeth Summers, exuctrix of the estate of Toy B. Chapman, deceased
DANA DAVENPORT, CLERK & MASTER
Tecia Puckett Pryor Attorney For The Estate

NOTICE TO CREDITORS
Estate of Sheffner Jacobs,
Notice is hereby given that on the 22nd day of December, 2025. Letters Testamentary in respect of the estate of Sheffner Jacobs, 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 22nd day of December, 2025.
James Sheffner Jacobs, executor of the estate of Sheffner Jacobs, deceased
DANA DAVENPORT, CLERK & MASTER
Tara J. Cowan Attorney For The Estate

NOTICE TO CREDITORS
Estate of Betty Ann Gaither,
Notice is hereby given that on the 15th day of December, 2025. Letters Testamentary in respect of the estate of Betty Ann Gaither, 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 15th day of December, 2025.
David Michael Gaither, executor of the estate of Betty Ann Gaither, deceased
DANA DAVENPORT, CLERK & MASTER
Lena A. Buck Attorney For The Estate



December 31, 2025

To: Cannon County Commissioners

The Cannon County Board of Commissioners will meet in regular session on **January 8, 2026, at 6:00 p.m.** 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 (Dec. 4, 2025)
 - Approve Notaries
7. Public Comment Period Concerning Agenda Items (15 minutes)
8. Old Business / Tabled Items
9. Appointment to Fill the Vacant District 2 Commission Seat for the Remainder of the Current Term
10. Approve Appointment of Brent Brandon to the Budget Committee
11. Daniel Wagner to Address the Commission Regarding the Adequate Facilities Tax
12. Approval of the 2026 Cannon County Road Inventory List
13. Approval of ARP Funding for the Emergency Operations Center (EOC) Project
14. Approve Resolution 2026-1 Authorizing County Credit Cards for Official Business
15. Approve Resolution 2026-2 Authorizing Application to the \ Tennessee Department of Economic and Community Development for Community Development Block Grant (CDBG) Funds
16. Approval of Revised Public Records Policy
17. Finance Department: (Diane Hickman /Regina Mullins)
 - a. Budget Amendments
 - b. Financial Updates
18. Adjourn

Chairman Greg Mitchell, County Executive

Next Commission Meeting Date: February 5, 2026