

LEGALS & PUBLIC NOTICES

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

AGENDA

- Call to order
- Roll call
- Prayer/Pledge
- Public comment period from citizens
- Approve the minutes of the March 3, 2026 meeting
- PUBLIC HEARING on proposed ORDINANCE 558, an ordinance to amend the zoning ordinance of the town of Woodbury, Tennessee: to include updated fees related to the Planning Commission, BZA, and etc.
- Consider adoption of ORDINANCE 558 on second and final reading
- PUBLIC HEARING on proposed ORDINANCE 559, an ordinance to amend the zoning ordinance of the City of Woodbury, Tennessee: to include a definition for data centers/cryptocurrency mining facilities and to prohibit these uses within the corporate limits of Woodbury
- Consider adoption of ORDINANCE 559 on second and final reading
- Consider ORDINANCE 560 on first reading, an ordinance amending the budget ordinance for the Town of Woodbury for the fiscal year 2025-2026
- Consider bids for AMI water meters
- Reports from Mayor, Committees, and Department Heads
- Old business
- New business
- Adjourn



**CANNON COUNTY
COMMISSIONER MEETING**

The Cannon County Board of Commissioners will meet in regular session on April 2, 2026, at 6:00 p.m. in the courtroom of the Cannon County Courthouse.

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 (Mar. 5, 2026)
- Approve Notaries
7. Public Hearing to Amend the Zoning and Building Codes Resolution to Include Provisions for Replacement of Nonconforming Singlewide Mobile Homes
8. Public Hearing to Amend the Zoning and Building Codes Resolution to Include Provisions for the Prohibition of Industrial Uses in A-1 Agricultural and R-1 Residential Districts
9. Public Comment Period Concerning Agenda Items (15 minutes)
10. Old Business / Tabled Items
11. Consideration of an Amendment to the Zoning and Building Codes Resolution to Provide for Replacement of Nonconforming Singlewide Mobile Homes
12. Consideration of an Amendment to the Zoning and Building Codes Resolution to Prohibit Industrial Uses in A-1 Agricultural and R-1 Residential Districts
13. At the Request of Commissioner Curtis George: Consideration of a Resolution to Repeal the Adequate Facilities Tax
14. Approve Resolution 2026-5 to Establish an Updated Occupational Safety and Health Program Plan
15. Approval of Revised Title VI Policy
16. Consideration to Confirm Luke Bryant as Director of the Cannon County Planning Department
17. 2024/2025 Audit Report – Information Only
18. Announcement – County Awarded Tennessee America 250 Grant
19. Finance Department (Diane Hickman / Regina Mullins)
 - a. Budget Amendments
 - b. Financial Updates
20. Adjourn

Notice Of Substitute Trustee's Sale

Whereas, Anthony Wayne Sloan, single man by Deed of Trust (the "Deed of Trust"), dated 6/29/2017 and of record in Deed Book 176, Page(s) 735-746, and/or as Instrument Number 53162, in Register's Office of Cannon County, Tennessee, conveyed to Greg Smither, 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 IberiaBank d/b/a IberiaBank Mortgage, 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 280, Pages 86-88 and as Instrument Number 81456 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 5/7/2026, 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: A Certain Tract Or Parcel Of Realty Situated In The Sixth (6th) Civil District Of Cannon County, Tennessee And Being More Particularly Described As Follows, To-Wit: Beginning At A 5/8" Rebar Found In The Southeast Right-Of-Way End Of West Lehman Street (40' Row), Said Point Being The Northeast Corner Of The Lands Of William H. Bryson (Deed Book 166, Page 135; Map 390 "C", Parcel 25.00) And The Southwest Corner Of The Lands Of Foster Northcutt Et Ux (Deed Book 91, Page 327; Map 390 "C", Parcel 28.00) And The Northwest Corner Of The Property Described Herein; Thence, Leaving Said Right-Of-Way And The Lands Of Bryson And Running With The Lands Of Northcutt N79 Deg. 29'37"E 134.63' To A 1/2" Rebar Found In The West Line Of The Lands Of Woodbury Apartments Ltd (Deed Book 121, Page 65; Map 390 "C", Parcel 51.00), Said Point Being The Southeast Corner Of The Lands Of Northcutt And The Northeast Corner Of The Property Described Herein; Thence, Leaving The Lands Of Northcutt And Running With The Lands Of Woodbury Apartments LTD S19 Deg. 10'56"E 200.54' To A 5/8" Rebar Found In The North Line Of The Lands Of Darrell Goins Et UX (Deed Book 85, Page 189; Map 390 "C", Parcel 76.00), Said Point Being The Southwest Corner Of The Lands Of Woodbury Apartments Ltd And The Southeast Corner Of The Property Described Herein; Thence, Leaving The Lands Of Woodbury Apartments Ltd And Running With The Lands Of Goins S 81 Deg. 41'51"W 133.53' To A 5/8" Rebar Set In The East Line Of The Lands Of William H. Bryson (See Reference Above), Said Point Being The Northwest Corner Of The Lands Of Goins And The Southwest Corner Of The Property Described Herein; Thence, Leaving The Lands Of Goins And Running With The Lands Of Bryson N19 Deg. 45'24"W 195.65' To The Point Of Beginning And Containing 0.600 Acre By Survey. Actual Field Survey Performed By James E. Helson, R.L.S. #1749 On April 16, 2008. Further Reference Is Made To Plat Recorded In Plat Cabinet 3, Slide 3-58a, Register's Office, Cannon County, Tennessee. Along With The Above Property Is To Be An Access Easement Across The Lands Of Edith Northcutt Being More Particular Described As Follows, To-Wit: Beginning At The Northwest Corner Of The Above Described Property At The Southwest Right-Of-Way End Of West Lehman Street And Being The Southwest Corner Of The Lands Of Northcutt; Thence, Running Along The East End Of West Lehman Street N19 Deg. 45'24" W 40.00' To A Point; Thence, Leaving Said Right-Of-Way And Running N79 Deg. 29'37"E 46.99' To A Point; Thence, S19 Deg. 45'24"E 40.00' To A Point In The North Line Of The Above Described Property; Thence, Running With The North Line Of The Above Described Property S79 Deg. 29'37"W 46.99' To The Point Of Beginning. Along With The Above Described Property Is A 20' Sewer Line Easement Across The Property Of Edith Northcutt. The street address of the above-described property is believed to be 313 Lehman St., 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: Anthony Wayne Sloan 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 Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. 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. Internet Posting Website: <https://tennesseepostings.com/> Publication Dates: 3/31/2026 and 4/7/2026 Nestor Solutions of Tennessee, LLC, Substitute Trustee 214 5th Street, Suite 205 Huntington Beach, California 92648 Phone: (888) 403-4115 TS#: 2026-22230-TN

NOTICE TO CREDITORS

Estate of Carl L. Mason, Notice is hereby given that on the 24th day of March, 2026. Letters Testamentary in respect of the estate of Carl L. Mason, 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 24th day of March, 2026.

Kyle L. Mason, executor of the estate of Carl L. Mason, deceased.
DANA DAVENPORT, CLERK & MASTER
Dalen Farmer
Attorney For The Estate

Additional Legals on page B4