

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS
Estate of Ruby Ellen Matheny,
Notice is hereby given that on the 19th day of March, 2024. Letters Testamentary in respect of the estate of Ruby Ellen Matheny, 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 19th day of March, 2024. James Douglas Matheny, executor of the estate of Ruby Ellen Matheny, deceased
DANA DAVENPORT, CLERK & MASTER
Tara J. Cowan, Attorney For The Estate

NOTICE TO CREDITORS
Estate of Judy Carlene Gaither,
Notice is hereby given that on the 19th day of March, 2024 letters of administration in respect of the estate of Judy Carlene Gaither, 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 is the 19th day of March, 2024
Jaclyn Comstock, administrator of the estate of Judy Carlene Gaither, deceased.
Lana Jones, County Clerk
Lacey N. Buchanan, Attorney

NOTICE TO CREDITORS
Estate of Shirley C. Young,
Notice is hereby given that on the 22nd day of March, 2024. Letters Testamentary in respect of the estate of Shirley C. Young, 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 March, 2024. Michael E. Young, executor of the estate of Shirley C. Young, deceased
DANA DAVENPORT, CLERK & MASTER
Tara J. Cowan Attorney For The Estate

NOTICE TO CREDITORS
Estate of Janice Ann Smith,
Notice is hereby given that on the 2nd day of April, 2024 letters testamentary in respect of the estate of Janice Ann Smith, 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 is the 2nd day of April, 2024
Jennifer Lynn Beshearse, executor of the estate of Janice Ann Smith, deceased.
Lana Jones, County Clerk
Anthony J. Cain, Attorney

The Woodbury Planning Commission will meet in regular session on Tuesday, April 16, 2024 at 6:00 PM at Woodbury City Hall. The meeting is open to the public.

Bill Jennings, Chairman

The Cannon County Board of Zoning Appeals will have a public hearing on Tuesday, 4/23/2024 in the 2nd floor Court Room of the County Courthouse, 200 W. Main Street, Woodbury TN for the purpose of reviewing the following item:

Application for a Special Exception to place a singlewide mobile home at 667 Petty Gap Road, Woodbury, TN 37190.

The proposed item can be reviewed at the office of the Cannon County Planning Department, 200 W Main Street, Woodbury TN, from 8:00 a.m. to 4:00 p.m. Monday, Tuesday, Thursday, and Friday.

The public hearing will begin at 5:30 P. M. All citizens are invited to attend; in addition to the above public hearing, a period for public comment on matters germane to other items on the agenda shall be provided. Any questions or comments can be addressed to the Cannon County Land Use Administrator by phone: 615-563-5263 or by email: David.Robinson@CannonCountyTN.gov

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

WHEREAS, Shawn D. Schultz and Candice Myers executed a Deed of Trust to Cynthia Porterfield, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation, on July 2, 2020 and recorded on July 31, 2020 in Book 207, Page 942, Instrument No. 62188 in the Office of the Register of Cannon County, Tennessee.

WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust Lakeview Loan Servicing, LLC (the "Holder"), appointed the undersigned, McMichael Taylor Gray, LLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, McMichael Taylor Gray LLC, Substitute Trustee, by virtue of the power and authority vested in it, will on May 23, 2024, at 2:00 PM at 200 West main Street, Woodbury, TN 37190 at the Cannon County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Cannon County, TN:

All that parcel of land in the County of Cannon, State of Tennessee, being known and designated as follows:
Lying and being about one-third (1/3) mile south of the city limits of Woodbury, and bounded on the North by the lands of Alexander, bounded on the South by the lands of Paschal; bounded on the East by the Sunny Slope Public Road; and bounded on the West by the lands of Paschal, and having a frontage of 107 feet on the said Sunny Slope Public Road, with a backline of 107 feet, a North boundary line of 133 feet and a South boundary line of 140 feet, and further identified as Map #46, Parcel 17.01 Office of the County Tax Assessor for Cannon County, being the same property as conveyed from Ruben Lublin TN, PLLC to U.S. Bank National Association, as Trustee, on behalf of the holders of the Credit Suisse First Boston Mortgage Securities Corp. CSMC Trust 2006-CF3, CS Mortgage Pass-through Certificates, Series 2006-CF3, in Book 170, Page 664-666, dated October 13, 2016, recorded October 21, 2016, in Cannon County, State of Tennessee.
Being the same property conveyed to Shawn D. Schultz, a single man and Candice Myers, a single woman, by deed from Charmeka Mount-Howse, dated July 2, 2020, appearing of record in Record Book 207, page 940, of the Register's Office of Cannon County Tennessee.

Street Address: 490 Sunny Slope Road, Woodbury, TN 37190
Parcel Number: 046 017.000 000
Current Owner: Shawn D. Schultz and Candice Myers
Other Interested Party(ies): Capital One, N.A. and Secretary of Housing and Urban Development

If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

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; any matter that an accurate survey of the premises might disclose; any prior liens or encumbrances as well as any priority created by a fixture filing; any deed of trust; and any matter that an accurate survey of the premises might disclose; and

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust. 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.

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 by the Substitute Trustee at any time. This office is attempting to collect a debt. Any information obtained will be used for that purpose.

McMichael Taylor Gray LLC
Substitute Trustee
3550 Engineering Drive
Suite 260
Peachtree Corners, GA 30092
Office: 404-474-7149
Fax: 404-745-8121
MTG File No.: TN2024-00089

Monthly Meeting Advertisement

Cannon County Highway Commission will be meeting at the office of Mr. Wayne Hancock, Road Superintendent, 900 Old McMinnville Road, Woodbury, Tennessee 37190 on April 16, 2024 at 5:00 p.m. Local Time

Cannon County Highway Department
Mr. Wayne Hancock, Road Superintendent

ELECTION NOTICE
STATE & FEDERAL PRIMARY ELECTION & LOCAL GENERAL & WHEEL TAX REFERENDUM

AUGUST 1ST, 2024

Notice is hereby given that August 1 will be the State & Federal Primary / Local General / Wheel Tax Referendum Election. This Election will be held in all precincts in Cannon County, Tennessee on August 1st, 2024.

Last Day to Register to Vote---July 2nd, 2024
Last Day to Request Absentee Ballot--- July 25rd, 2024
Early Voting---July 12th through July 27th
Early Voting Hours:
Mon, Wed, Fri, and Sat from 8AM to 1PM
Tues, Thur from 4PM to 7PM

Voters with Disabilities or Elderly Voters:
Pursuant to section T.C.A. § 2-3-109 (E) Notice is hereby given that voters with disabilities or elderly voters (persons 60 or older) assigned to vote in precincts where the polling place is inaccessible may vote at the Cannon County Election Commission office on election day OR vote early by personal appearance during the dates specified for early voting at the election commission office OR vote by absentee ballot. Any voter with a disability or elderly voter desiring to vote at the election commission office must notify the office in writing and complete an affidavit that states their voting location is inaccessible. Deadline for notification is July 27th, 2024. Affidavits are available at the election office.

Early Voting or Absentee By-Mail:
Registered voters who will be unable to go to their polling place on Election Day may vote during early voting or after meeting certain legal qualifications, may vote absentee by mail:

To vote an absentee ballot by-mail, the voter must make the request in writing and include their name (as registered), social security number, **date of birth**, residence address (911 address), mailing address (if different from residence address), the election(s) they wish to vote in, the reason they are requesting to vote an absentee ballot and their signature. The written request must be received by mail not later than July 27, 2024. Requests must be mailed to The Cannon County Election Commission office.

Photo ID Required:
When you come to vote, remember to bring identification with you. A voter must have a federal or TN state issued photo ID. If no photo identification is provided, the voter will vote a provisional ballot and the voter will have until two business days following Election Day to return to the election commission office and show an acceptable photo I.D. or the ballot will be rejected. **Forms of acceptable identification include a Driver's License with your photo, United States Passport, Department of Safety photo ID, Photo issued by the Federal or TN state government, United States Military photo ID or Gun permit card with your photo (even if they are expired)**. The voter can sign an oath stating he/she is indigent or an oath stating a religious objection to being photographed. The Cannon County Election Commission does not discriminate on the basis of disability. Please call (615) 563-5650 if you have any questions.

Cannon County Election Commission
120 South Tatum Street, Woodbury, TN 37190
Office hours: Monday through Friday, 8:00 a.m.-4:00 p.m.
(615) 563-5650
www.CannonCountyTN.gov
Email: election@cannoncountyttn.gov

Tom Ganoe, Chairman—Joan Banks-Shirley, Secretary —Sue Patrick, Commissioner—Sue Conley, Commissioner
Dottie Baskin, Commissioner--Attest: Matt Teply, Administrator of Elections