

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS
Estate of Sandy Kay Johnson,
Notice is hereby given that on the 29th day of February, 2024. Letters Testamentary in respect of the estate of Sandy Kay Johnson, 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 29th day of February, 2024. Lisa Johnson, executrix of the estate of Sandy Kay Johnson, deceased DANA DAVENPORT, CLERK & MASTER Tecia Puckett Pryor, Attorney For The Estate

NOTICE TO CREDITORS
Estate of Philip Warner Prater, Sr.,
Notice is hereby given that on the 19th day of March, 2024 letters of administration in respect of the estate of Philip Warner Prater, Sr., 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 Katherine Clair Prater Smith, administrator of the estate of Philip Warner Prater, Sr., deceased. Lana Jones, County Clerk Lacey N. Buchanan, Attorney

NOTICE TO CREDITORS
Estate of William Junior Barton,
Notice is hereby given that on the 11th day of March, 2024 letters of administration in respect of the estate of William Junior Barton, 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 11th day of March, 2024 Darrell Wade Barton, administrator of the estate of William Junior Barton, deceased. Lana Jones, County Clerk Lacey N. Buchanan, Attorney

NOTICE TO CREDITORS
Estate of Nancy Lee Richardson,
Notice is hereby given that on the 14th day of March, 2024. Letters of administration in respect of the estate of Nancy Lee Richardson, 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 14th day of March, 2024. Ronald Jason Bond, administrator of the estate of Nancy Lee Richardson, deceased DANA DAVENPORT, CLERK & MASTER John S. Mooneyham, Attorney For The Estate

NOTICE TO CREDITORS
Estate of Danny Edward Haley,
Notice is hereby given that on the 12th day of March, 2024. Letters Testamentary in respect of the estate of Danny Edward Haley, 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 12th day of March, 2024. Nancy V. Haley, executrix of the estate of Danny Edward Haley, deceased DANA DAVENPORT, CLERK & MASTER Lena A. Buck, Attorney For The Estate

The Town of Woodbury Board of Mayor and Aldermen will meet in regular session Tuesday, April 2, 2024 at 7:00 PM at Woodbury City Hall.

Andy Duggin, Mayor

PUBLIC NOTICE

Town of Woodbury will be conducting a **PUBLIC MEETING** on Tuesday April 2, 2024, at 7:00 PM at Town Hall located at 101 West Water Street, Woodbury, TN 37190, to provide information about the Town receiving additional funding from the State Revolving Fund in the Amount of \$109,932.00 in support of the current loan (DW7 2020-220-01) which was used for the construction of a new Water Storage Tank. Questions prior to the meeting should be directed to Mr. Shane Gannon – Public Works Director at 615-563-5021; regular office hours are 8:00 am to 4:30 pm, Monday through Friday.

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated August 23, 2011, and the Deed of Trust of even date securing the same, recorded August 26, 2011, in Book No. 133, at Page 951, in Office of the Register of Deeds for Cannon County, Tennessee, executed by David M Morse and Deanna J Morse, conveying certain property therein described to Donald K Holsinger, Jr as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for FirstBank, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Wells Fargo Bank, N.A..

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, by Wells Fargo Bank, N.A., will, on **May 9, 2024 on or about 2:00 PM, at the Cannon County Courthouse 200 West Main Street, Woodbury, TN 37190**, offer for sale certain property hereinafter described to the highest bidder FOR certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Cannon County, Tennessee, and being more particularly described as follows:

A certain tract or parcel of land situated in Cannon County, Tennessee, and being more accurately described as follows, to-wit: Beginning on an iron pin located in an old fence line and being a property corner of Wayne Crum and on the Southeast corner of the property herein de scribed, thence with Crum's line, a fence, N 88 deg 36' 02" W 410 50 feet to an iron pin, N 88 deg 24' 41" W 224 18 feet to an iron pin, S 76 deg 22' 17" W 59 31 feet to an iron pin, thence severing the lands of Robert F Hagar, N 0 deg 21' 18" W 772 78 feet to an iron pin located in the South boundary line of the property of Wiley Nichols, thence with Nichols' line, a fence, S 84 deg 44' 52" E 117 82 feet to an iron pin, N 80 deg 32' 49" E 193 22 feet to a point located in the center of a hollow, thence with the center of said hollow N 66 deg 48' 33" E 29 48 feet, S 86 deg 24' 35" E 108 66 feet, S 61 deg 36' 02" E 63 15 feet, thence crossing the public road N 84 deg 17' 21" E 168 80 feet to a point located in the center of a creek, thence with the center of said creek S 8 de g 37' 24" W 137 04 feet, S 0 deg 13' 49" W 235 82 feet to an iron pin located in an old rock fence, thence with said rock fence S 17 deg 58' 56" E 90 15 feet to an iron pin, thence leaving said fence S 66 deg 42' 56" W 46 14 feet to an iron pin, S 11 deg 59' 27" E 316 21 feet to the point of beginning, containing 11 63 acres, more or less, according to a survey conducted by Larry Knott, PLS No 968, P O Box 656, Smithville, TN 37166, on November 18, 1991

ALSO KNOWN AS: 181 Appaloosa Lane, Woodbury, TN 37190

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:

DAVID M MORSE DEANNA J MORSE TENANTS OF ESTATE OF DAVID MORSE HEIR(S) OF DAVID MORSE

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. 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. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record. **W&A No. 357794**

DATED March 8, 2024
WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

The Cannon County Board of Zoning Appeals meets at 5:30pm and Planning Commission meets at 6:00pm, 4th Tuesday of each month at Cannon County Courthouse.

FORECLOSURE SALE NOTICE

WHEREAS, Holly Winsett executed a Deed of Trust dated August 15, 2017 in favor of Robert J. Notestein, III, Trustee, to secure a Promissory Note payable to the order of Curtis Paul Birman in the original amount of \$68,900.00, which Promissory Note is more fully described in Record Book 177, page 901, in the Register's Office of Cannon County, Tennessee, to which reference is hereby made (the "Deed of Trust"), and to secure payment of other indebtedness then existing or to arise thereafter; and

WHEREAS, said Promissory Note and Deed of Trust were assigned by Curtis Paul Birman to Brad Smotherman on August 15, 2017, by instrument of record in Record Book 177, page 905, in the Register's Office for Cannon County, Tennessee.

WHEREAS, said Promissory Note and Deed of Trust were assigned by Brad Smotherman to CB Investments, LLC on August 25, 2017, by instrument of record in Record Book 184, page 906, in the Register's Office for Cannon County, Tennessee.

WHEREAS, R. Houston Akin of Davidson County has been appointed Trustee by CB Investments, LLC, the owner and holder of the Indebtedness by instrument of record at Record Book 254, page 423, Register's Office for Cannon County, Tennessee, with authority to act under the powers given the Trustee under the Deed of Trust and be applicable law; and

WHEREAS, defaults under the Indebtedness secured by the Deed of Trust have occurred; and

WHEREAS, the owner and holder of said Indebtedness has demanded that the real property be advertised and sold in satisfaction of said Indebtedness and the cost of said foreclosure, in accordance with the terms, conditions and provisions of the loan documents and the Deed of Trust

NOW, THEREFORE, notice is hereby given that the Substitute Trustee, pursuant to the power, duty and authority vested in and imposed upon the Trustee in said Deed of Trust and under applicable law, will on Tuesday, April 23, 2024, at 12:00 p.m. o'clock, prevailing time, at the entrance to the Cannon County Courthouse, Woodbury, Tennessee offer for sale to the highest and best bidder for cash and free from all rights and equity of redemption, statutory right of redemption or otherwise, homestead, dower, elective share and all other rights of exemption of every kind as waived in said Deed of Trust, certain property described as follows, to-wit:

A certain tract or parcel of realty lying and being in the Tenth (10th) Civil District, Cannon County, Tennessee, described as follows:

BOUNDED on the North by the Tom Edward Milligan realty; bounded on the South by Billy Mingle realty; banded on the East, and also on the West, by the Tom Edward Milligan realty, containing 5 acres, more or less, by estimation.

LESS and Except that portion of land conveyed to Kitty L. Mingle from Bobby G. and Paulette Mingle in Record Book 47, page 309 on 09/18/03.

Being the same property conveyed to Holly Winsett, unmarried by warranty deed from Curtis Paul Birman, unmarried of record in Record Book 177, page 899 said Register's Office.

The address of the property is, upon best information and knowledge, believed to be 199 Mulligan Ln., Liberty, TN 37095, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

This property is sold AS IS, WHERE IS AND WITH ALL FAULTS, and without any representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTIES OF MECHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Other interested parties:
NONE

The right is reserved to (i) delay the sale to another time certain or adjourn the day of the sale to another day and time, without further publication and in accordance with law, upon announcement of said delay or adjournment on the day and time and place of the sale set forth above; (ii) sell the Property at the time fixed by the last postponement or to give new notice of sale; (iii) sell the Property in such lots, parcels, segments, or separate estates as the Substitute Trustee may choose; (iv) sell part of the Property and delay, adjourn, cancel, or postpone the sale of the remaining part of the Property; (v) sell the Property in whole and then to sell the Property in parts and to consummate the sale in whichever manner produces the highest sale price; (vi) to sell to the next highest bidder in the event any higher bidder does not comply with the terms of the sale.

The Substitute Trustee will make no covenant of seisin, marketability of title or warranty of title, express or implied, and will sell and convey the subject real estate by Trustee's Deed as Substitute Trustee only and not otherwise.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments (plus penalties, interest and costs) which exists as a lien against the said Property; any restrictive covenants, easements or setback lines that may be applicable; any rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state of federal; and any and all prior deeds of trusts, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale. This sale is also subject to any matter that an inspection and accurate survey of the property might disclose.

THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THIS PURPOSE.

Dated this ___ day of March, 2024.

R. Houston Akin, Trustee
615 Main Street, Unit B25
Nashville, TN 37206
(615) 879-7714

Insertion Dates: April 2, 9, and 16, 2024.