

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS

Estate of Sara Marie Hale Garrett.
Notice is hereby given that on the 15th day of July 2021 Letters of Administration or Letters Testamentary in respect of the estate of Thomas Earl Nichols 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 July, 2021.
Marcia Ann Garrett Melton and Melanie Sue Garrett Wistad, co-executrix of the estate of Sara Marie Hale Garrett, deceased DANA DAVENPORT, CLERK & MASTER

Gerald L. Melton
Attorney For The Estate

NOTICE TO CREDITORS

Estate of Thomas Earl Nichols.
Notice is hereby given that on the 12th day of July 2021 Letters of Administration or Letters Testamentary in respect of the estate of Thomas Earl Nichols 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 July, 2021.
Ruth Ann Watts, executrix of the estate of Thomas Earl Nichols, deceased DANA DAVENPORT, CLERK & MASTER

Darwin Colston
Attorney For The Estate

NOTICE TO CREDITORS

Estate of Willys L Gerald, Jr.
Notice is hereby given that on the 15th day of July 2021 Letters Testamentary in respect of the estate of Willys L Gerald, Jr. 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 July, 2021.
Pamela D. Gerald, executrix of the estate of Willys L Gerald, Jr., deceased DANA DAVENPORT, CLERK & MASTER

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **August 24, 2021 on or about 1:00PM local time**, at the Cannon County Courthouse, Woodbury, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by JAMES P. SIMPSON AND LALLA SIMPSON, to Megan K. Trott, Trustee, on August 31, 2016, at Record Book 169, Page 707-719 as Instrument No. 51065 in the real property records of Cannon County Register's Office, Tennessee.

Owner of Debt: FIRST COMMUNITY MORTGAGE INC.

The following real estate located in Cannon County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Being all of Lot No. Thirty-Three (33), Houston Hills Subdivision, Section II, as shown by plat and survey of record in Plat Cabinet 1, Slide 187B, in the Register's Office for Cannon County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Being the same property conveyed to James P. Simpson and Lalla Simpson, husband and wife, from Timothy Williams Anderson and wife, Heather Rollins Anderson, by Warranty Deed dated August 31, 2016 and being of record in Book 169, Page 705, as Instrument Number 51067 in the Register's Office of Cannon County, Tennessee.

Tax ID: 046D A 03800 000785

Current Owner(s) of Property: JAMES P. SIMPSON AND LALLA SIMPSON

The street address of the above described property is believed to be 57 Dogwood Cir, Woodbury, TN 37190, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN POSSESSION.

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. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. 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 RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE.

OTHER INTERESTED PARTIES: INTERNAL REVENUE SERVICE

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

If applicable, the notice requirements of T.C.A. 35-5-101 have been met.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee.

This sale is also subject to the right of redemption by the INTERNAL REVENUE SERVICE/DEPARTMENT OF THE TREASURY, pursuant to 26 U.S.C. 7425 by reason of the following tax lien(s) of record in the original amount of \$23,891.10 at Record Book 2, Page 274 as Instrument No. 60514 in the real property records of Cannon County Register's Office, Tennessee.

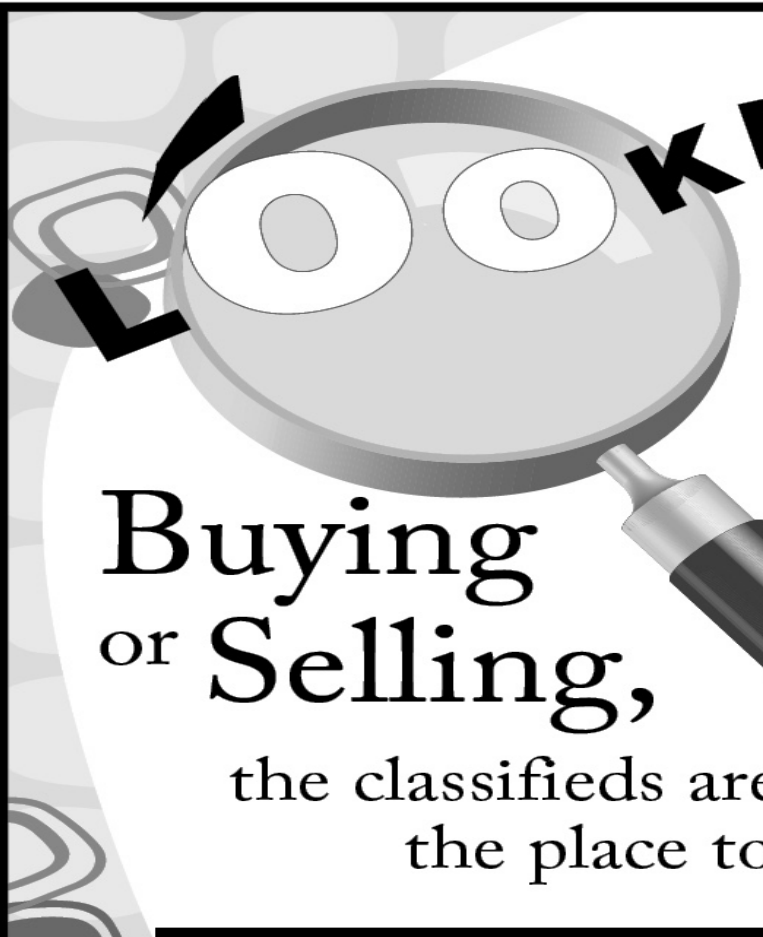
If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. 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 recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

MWZM File No. 18-000070-391-2

Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s)
COOL SPRINGS COMMONS, SUITE 273
7100 COMMERCE WAY
BRENTWOOD, TN 37027
TN INVESTORS PAGE: [HTTP://MWZMLAW.COM/TN_INVESTORS.PHP](http://mwzmlaw.com/tn_investors.php)


Run your legal and public notices in the Cannon Courier. Email us at: spatrick@cannoncourier.com



Looking for Something Special?

Buying or Selling,
the classifieds are the place to be.

Call 615-563-2512 to start a subscription or place an ad.



CANNON COURIER
113 West Main • 615-563-2512
spatrick@cannoncourier.com

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS

Estate of Carolyn Ann Bush.
Notice is hereby given that on the 8th day of July 2021 Letters Testamentary in respect of the estate of Carolyn Ann Bush 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 8th day of July, 2021.
Carolyn Michelle Nichols, executrix of the estate of Carolyn Ann Bush, deceased
DANA DAVENPORT, CLERK & MASTER
Jeremy W. Parham
Attorney For The Estate

NOTICE TO CREDITORS

Estate of Amanda Oliver.
Notice is hereby given that on the 9th day of July 2021 Letters Testamentary in respect of the estate of Amanda Oliver 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 9th day of July, 2021.
Melissa Adams Kincaid and Mary Locy Yowell, co-executrix of the estate of Amanda Oliver, deceased
DANA DAVENPORT, CLERK & MASTER
Laura L. Vaught
Attorney For The Estate

NOTICE TO CREDITORS

Estate of William Keith Pruitt.
Notice is hereby given that on the 8th day of July 2021 Letters Testamentary in respect of the estate of William Keith Pruitt 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 8th day of July, 2021.
Ginny Lynn Carol Baxter, executrix of the estate of William Keith Pruitt, deceased
DANA DAVENPORT, CLERK & MASTER
Gregory M. Reed
Attorney For The Estate

Ambulance Authority Meeting Monday, July 26, 2021 • 6:00 pm at the Courthouse

Bid Opening: Monday, August 2, 2021 – 10am Central Time

Invitation to Bid

Cannon County Government is seeking a company capable of on-site scanning of Marriage Records, Will Records, and Quarterly Minute Books. To include on-site scanning, use of ImageXpress (or comparable), inspection of scanned documents, grouping, indexing and verification that all pages were scanned, image enhancement, image and index formatting, provision of 2 duplicate hard drives containing copies of all UNRETOUCHED scanned materials, 2 duplicate hard drives containing copies of all ENHANCED scanned materials, images transferred to microfilm (2 copies).

Records to be scanned date from 1866 and must be handled with due care.

Please provide a proposal for the services requested including 3 recent references and your experience working with fragile paper documentation.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m. August 2, 2021** (local time). Every document must be enclosed in an envelope clearly marked as a bid document. Any response, bid or proposal received after the above deadline shall be considered late, and will not be opened or considered. Bid prices must be valid for at least thirty (30) days.

All documents shall be submitted to the following address:

Neal Appelbaum, Deputy Director of Finance
Cannon County Department of Finance
110 S. Tatum St, Suite 216
Woodbury, Tennessee 37190
629-218-3215

Cannon County reserves the right to reject any or all responses, bids, or proposals. We are an equal opportunity employer.

ADVERTISEMENT FOR BID

The Cannon County Board of Education, Woodbury, TN, will receive sealed bids on a General Contract for the project listed below. Bids are to be delivered to the Owner's office. Bids shall be on a stipulated sum basis; segregated bids will not be accepted. Procurement Documents may be examined at online plan rooms or the Owner's office. Copies of the procurement documents may be obtained at the plan rooms. Bidders bidding \$25,000.00 or more must be licensed per state law. Five percent (5%) Bid Security will be required. The Owner reserves the right to waive irregularities and to reject bids. Bids shall be opened at the Central Office at 301 West Main, Woodbury, Tennessee 37190. The project is required to be complete by Friday, December 31, 2021.

Project:	Metal Roof Replacement for Woodbury Grammar School, Cannon County, TN 37190
Bids Due by:	<u>10:00 central time, on Tuesday, July 27, 2021.</u> Bids received after this time will not be accepted.
Electronic Plan Rooms:	Dodge Lead Center Associated General Contractors, Middle TN Branch Construction Market Data Leads
Plan Deposit Amount:	\$200.00 Check made payable to: Smeebusby Architects P.C.
Mandatory Pre-Bid Meeting:	Mandatory attendance is required by at least one (1) representative of each Bidder at the Cannon County Board of Education Office, 301 West Main, Woodbury, TN 37190, at 10:30 AM local time, on Friday, July 16, 2021. Last day for questions <u>Tuesday, July 20, 2021</u> . E-mail questions to architect at cking@smeebusby.com .
Owner:	William Freddy Curtis, Director Cannon County Schools Cannon County Board of Education Building 301 West Main, Woodbury, Tennessee 37190
Architect:	Smeebusby Architects P.C. 2554 Sutherland Ave. Knoxville, Tennessee 37919 www.smeebusby.com PH: (865) 521-7550 FX: (865) 521-7551

Cannon County reserves the right to reject any or all responses, bids, or proposals. We are an equal opportunity employer.

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, CANNON COUNTY

WHEREAS, Steven Todd Prater and Vickie Lynn Prater executed a Deed of Trust to Conseco Finance Corp. -Alabama, Lender and William C. Ford, Trustee(s), which was dated August 2, 2000, and recorded on August 10, 2000, in Book 4, at Page 141 in Cannon County, Tennessee Register of Deeds.

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, U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 2000-5, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, 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, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on **August 17, 2021, at 10:00 AM** at the usual and customary location at the Cannon County Courthouse, Woodbury, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Cannon County, Tennessee, to wit:

Said land is in the 9 Civil District of Cannon County, Tennessee and further described as follows:

BEGINNING on an iron pin in the West margin of Tennessee Highway #146 at Prater and Ferrell's corner; running thence in a Westerly direction with Ferrell's line 1,643 feet to an iron pin in said line; thence in a Northerly direction 155 feet to an iron pin; thence in an Easterly direction on a straight line 1,478 feet to an iron pin in said road margin; thence in a southerly direction with the road margin 155 feet to the point of beginning, containing 5 acres, more or less. For source of title to said realty reference is made to deeds of record in Deed Book 173, page 444; deed Book 139, page 55; and, Deed Book 129, page 203, 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.

DEED REFERENCE: Record Book3, Page 328 in the Register's Office of Cannon County, Tennessee.

Parcel ID Number: **042 064.00 000**
Address/Description: **4577 Short Mountain Rd, Woodbury, TN 37190**
Current Owner(s): **Steven Todd Prater and Vickie Lynn Prater**
Other Interested Party(ies):

The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; a deed of trust; and any matter than 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, 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.

This office is attempting to collect a debt. Any information obtained will be used for that purpose.
Brock & Scott, PLLC, Substitute Trustee
c/o Tennessee Foreclosure Department
4360 Chamblee Dunwoody Road, Ste 310
Atlanta, GA 30341
PH: 404-789-2661 FX: 404-294-0919
File No.: 20-05398 FC02