

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS
Estate of Reba P. Prater, Notice is hereby given that on the 27th day of July, 2023. Letters of Administration or Letters Testamentary in respect of the estate of Reba P. Prater, 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 27th day of July, 2023. Connie Rigsby, executrix of the estate of Reba P. Prater, deceased DANA DAVENPORT, CLERK & MASTER Tara J. Cowan Attorney For The Estate

NOTICE TO CREDITORS
Estate of David Alan Waller, Notice is hereby given that on the 18th day of July, 2023. Letters of Administration or Letters Testamentary in respect of the estate of David Alan Waller, 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 July, 2023. Bo Waller, administrator of the estate of David Alan Waller, deceased DANA DAVENPORT, CLERK & MASTER Tara J. Cowan Attorney For The Estate

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.

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 6, 2018, and the Deed of Trust of even date securing the same, recorded August 16, 2018, in Book No. 187, at Page 350, and modified on June 13, 2022, in Book No. 234, at Page 866 in Office of the Register of Deeds for Cannon County, Tennessee, executed by Bryan W Mansfield, conveying certain property therein described to Glenn D Everton as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Brighton Bank ISAOA/ATIMA, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by ALLIED FIRST BANK, SB DBA SERVBANK.

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 ALLIED FIRST BANK, SB DBA SERVBANK, will, on **September 14, 2023 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 house and lot in Bradyville, and bounded generally on the North by the lands of Underwood, on the South by the lands of Patten and Cunningham; Bounded on the East by Street or road; and, bounded on the West by the lands of Page, containing one-half (1/2) acre, more or less. This conveyance is made subject to Easement for subsurface sewage disposal system contained in instrument of record in Record Book 97, page 643; all of said Register's Office.

ALSO KNOWN AS: 5956 Bradyville Road, Bradyville, TN 37026
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: **BRYAN W MANSFIELD TENANTS OF UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE**

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. 356537**

DATED August 8, 2023

WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

The Cannon County Board of Zoning Appeals will have a public hearing on Tuesday, 8/22/2023 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 for: Operating an Airbnb in an agricultural zone at 215 Cove Ridge Ln Liberty, TN 37095

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

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 August 15, 2023 at 5:00 p.m. Local Time
Cannon County Highway Department
Mr. Wayne Hancock, Road Superintendent

Cannon County Highway Department Invitation to Bid

Description of items/services requested: The Cannon County Department of Finance, on behalf of the Cannon County Highway Department, is soliciting bids for the furnishing of all labor, materials, equipment and services for paving various county roads in Cannon County, Tennessee.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m. August 30, 2023** (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:

Diane Hickman, Director of Finance
Cannon County Department of Finance
110 S. Tatum St, Suite 216
Woodbury, Tennessee 37190

For bid specifications, contact Wayne Hancock, Road Superintendent at (615) 563-4213.

Cannon County reserves the right to reject any or all bids. We are an equal opportunity employer. It is the policy of Cannon County, Tennessee to ensure compliance with Title VI of the Civil Rights Act of 1964; no person shall be excluded from participation in or be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance on the grounds of race, color, sex or national origin.

**LEGAL
IN THE CHANCERY COURT OF CANNON COUNTY, TN
AT WOODBURY**

**JACKIE A. REEDY, et al VS. TERRY CABELL, et a
DOCKET #20-442**

CHANCERY COURT AUCTION SALE OF LAND

In obedience to a decree of the Chancery Court in Woodbury, TN, made in the cause of **JACKIE A. REEDY, et al VS. TERRY CABELL, et al, Docket #20-442**, I will on Saturday, August 19th, 2023 at 10:00 a.m. on the premises of the property to be sold, (**HOLLIS CREEK ROAD, WOODBURY, TN**) sale to the highest and best bidder for cash, **SUBJECT TO CHANCERY COURT APPROVAL**, 45 deed acres, 63.5 calculated acres more or less in the 2nd civil district.

For identification of property see Map 052, Parcel 4.00, Office of the Property Assessor for Cannon County, TN. For source of title to said realty reference is made to Deed Book 97, page 308, Register's Office for Cannon County, TN.

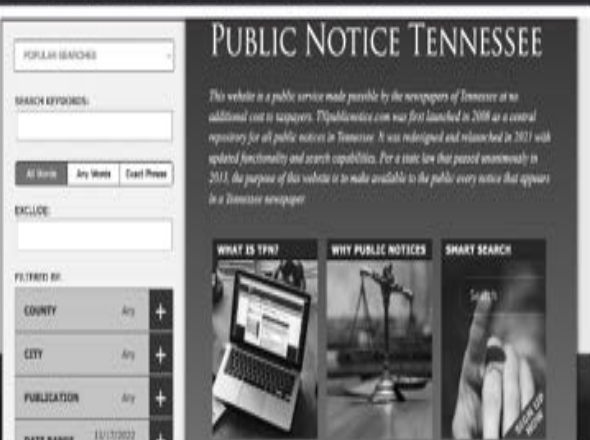
TERMS OF REAL PROPERTY: 20% down day of sale. Balance due at closing. Possession with closing. 2022 Taxes will be prorated. Sale of property is not contingent on financing, appraisal or inspections. Property is sold as is, where is with no warranties or representations, expressed or implied.

TERMS OF PAYMENT: Good check.

(Any announcements made the day of sale take precedence over prior announcements.)

**DANA DAVENPORT
CLERK & MASTER**

**WHEN PUBLIC NOTICES
REACH THE PUBLIC,
EVERYONE BENEFITS.**



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