

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS

Estate of Arthur Orville Petty, Jr,
Notice is hereby given that on the 9th day of August 2022 Letters of Administration in respect of the estate of Arthur Orville Petty, 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 9th day of August, 2022.

Jeanne C. Baxter & Marsha A. Petty, co-executrices of the estate of Arthur Orville Petty, Jr, deceased
DANA DAVENPORT, CLERK & MASTER
Matthew D. Cowan
Attorney For The Estate

NOTICE TO CREDITORS

Estate of Shirley Nipper, Notice is hereby given that on the 18th day of August 2022 Letters of Administration in respect of the estate of Shirley Nipper, 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 August, 2022.

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 August, 2022.
Mark Howard Black, executor of the estate of Shirley Nipper, deceased
DANA DAVENPORT, CLERK & MASTER
Gary D. Beasley
Attorney For The Estate

NOTICE TO CREDITORS

Estate of Lois Cummings Notice is hereby given that on the 2nd day of August 2022 Letters of Administration or Letters Testmentery in respect of the estate of Lois Cummings, 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 August, 2022.
Carol Powell Bennett, executrix of the estate of Lois Cummings, deceased.
Lana Jones, County Clerk
John H. Baker, Attorney

NOTICE TO CREDITORS

Estate of Judy Elaine Neuffell
Notice is hereby given that on the 22nd day of August 2022 Letters of Administration in respect of the estate of Judy Elaine Neuffell, 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 22nd day of August, 2022.
Larry Shannon Neuffell, administrator of the estate of Judy Elaine Neuffell, deceased.
Lana Jones, County Clerk
WM Kennerly (Ken) Burger, Attorney

NOTICE OF MEETING CANNON COUNTY 911 BOARD OF DIRECTORS

The Board of Directors of the Cannon County 911 Emergency Communications District will meet at 5:00 p.m., October 27, at 110 South Tatum Street, Woodbury, or such other location as may be posted at the Courthouse, where and which time the Board will consider any matter that may be properly presented. The public is welcome.

*John Naylor, Chairman
Board of Directors*

The Cannon County Board of Commissioners will have a public hearing on Thursday, September 1, 2022 at the Cannon County Courthouse for the purpose of reviewing the following item:

To amend the Cannon County Zoning Resolution; such amendment to include provisions for issuing Temporary Use Permits and discontinuance of nonconformance. The proposed amendment can be reviewed at the office of the Cannon County Planning Department, 200 W Main Street, Woodbury TN, from 10:00 a.m. to 1:00 p.m. Monday, Tuesday, Thursday, and Friday.

The public hearing will begin at 5:30 P. M. All citizens are invited to attend. Any questions or comments can be addressed to Cannon County Land Use Administrator by phone: 615-968-9438 or by email: David.Robinson@CannonCountyTN.gov

Greg Mitchell
Chairman
Cannon County Commission

Cannon County School Board Meeting / Workshop

Tuesday • September 7th, 2022 @ 6:00 pm

Board WORKSHOP

Central Office Boardroom
301 West Main St. • Woodbury TN

Thursday • September 9th, 2022 @ 6:00 pm

Board MEETING

Woodbury Grammar School Cafeteria
530 West Adams St. Woodbury TN

SUBSTITUTE TRUSTEE'S NOTICE OF FORECLOSURE SALE

Default having been made in the terms, conditions, and payments provided in a certain Deed of Trust dated **DECEMBER 8, 2015**, executed by **JAMEST BLY, UNMARRIED**, to **FMLS, INC.**, Trustee, of record in **RECORD BOOK 164, PAGE 190**, for the benefit of **REGIONS BANK**, in the Register's Office for **CANNON** County, Tennessee and to **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY**, either of whom may act, appointed as Substitute Trustee in an instrument of record in the Register's Office for **CANNON** County, Tennessee, to secure the indebtedness described; the entire indebtedness having been declared due and payable by **REGIONS BANK**, being the present owner/holder or authorized agent, designee or servicer of the holder/owner of said indebtedness, has requested foreclosure proceedings to be instituted; and as provided in said Deed of Trust, I, **J. PHILLIP JONES/ JESSICA D. BINKLEY**, will by virtue of the power and authority vested in me as Substitute Trustee, on **FRIDAY, SEPTEMBER 30, 2022 AT 10:30 A.M. LOCAL TIME AT THE FRONT DOOR OF THE CANNON COUNTY COURTHOUSE, WOODBURY, CANNON COUNTY, TENNESSEE.**, sell to the highest bidder for cash, free from the equity of redemption, homestead, and dower, and all other exemptions which are expressly waived, and subject to any unpaid taxes, if any, the following described property in **CANNON** County, Tennessee, to wit:

PROPERTY LOCATED IN THE COUNTY OF CANNON, TENNESSEE:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN CANNON COUNTY, STATE OF TENNESSEE, TO-WIT:

BEGINNING ON AN IRON PIN AT A CORNER FENCE POST IN THE SOUTH MARGIN OF THE PUBLIC ROAD, THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE WITH THE FENCE AND A PAINTED LINE IN A SOUTHWESTERLY DIRECTION ABOUT 66 FEET TO AN IRON PIN; THENCE WITH THE MEANDERS OF THE FENCE AND PAINTED LINE IN A WESTERLY DIRECTION ABOUT 1225 FEET TO AN IRON PIN; THENCE WITH THE FENCE AND PAINTED LINE IN A NORTHWESTERLY DIRECTION ABOUT 209 FEET TO AN IRON PIN; THENCE WITH THE FENCE AND PAINTED LINE IN A NORTHWESTERLY DIRECTION ABOUT 235 FEET TO AN IRON PIN; THENCE WITH THE FENCE AND PAINTED LINE IN A NORTHWESTERLY DIRECTION ABOUT 134 FEET TO AN IRON PIN; THENCE WITH THE FENCE AND PAINTED LINE IN A SOUTHWESTERLY DIRECTION ABOUT 187 FEET TO AN IRON PIN; THENCE WITH THE FENCE AND PAINTED LINE IN A NORTHWESTERLY DIRECTION ABOUT 129 FEET TO AN IRON PIN; THENCE WITH THE FENCE AND PAINTED LINE IN A NORTHEASTERLY DIRECTION ABOUT 504 FEET TO AN IRON PIN AT A CORNER FENCE POST IN THE SOUTH MARGIN OF THE PUBLIC ROAD; THENCE WITH THE SOUTH MARGIN OF THE PUBLIC ROAD TO THE POINT OF BEGINNING.

THE GRANTEEES SHALL HAVE THE RIGHT TO USE, FOR DOMESTIC PURPOSES, THE SPRING WHICH IS LOCATED ABOUT 800 FEET UPSTREAM FROM THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY FOR AS LONG AS THE GRANTEE OWNS THE ABOVE DESCRIBED PROPERTY WITH RIGHTS OF INGRESS AND EGRESS OVER REALTY OF GRANTOR BY WHICH TO INSTALL AND MAINTAIN A WATER LINE.

THE GRANTEEES HEREIN SHALL HAVE THE RIGHT TO USE THE ROADWAY AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY FOR PURPOSE OF INGRESS AND EGRESS TO THE NORTH SIDE OF THE BARN LOT AND THEY SHALL HAVE THIS RIGHT FOR AS LONG AS THEY OWN THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES T. BLY AND WIFE, MAVIS R. BLY BY GENERAL WARRANTY DEED DATED JUNE 18, 1987. SAID MAVIS R. BLY HAVING SINCE DIED ON OR ABOUT DECEMBER 22, 2014 LEAVING JAMES T. BLY AS THE SOLE SURVIVING TENANT BY THE ENTIRETY. SAID JAMES T. BLY HAVING SINCE DIED ON OR ABOUT MARCH 26, 2020 LEAVING AS HEIRS HIS CHILDREN, BETTY ANN ALLEN, BERTHA ELAINE KILLEBREW, JAMES RAY BLY, VICKIE DIANE BLY AND JO ANN MITCHELL.

SEE EASEMENT OF RECORD IN RECORD BOOK 89, PAGE 473, REGISTER'S OFFICE FOR CANNON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2854 BIG HILL ROAD, LIBERTY, TN 37095.

PARCEL ID: 015 021.00

THE SALE OF THE SUBJECT PROPERTY IS WITHOUT WARRANTY OF ANY KIND, AND IS FURTHER SUBJECT TO THE RIGHT OF ANY TENANT(S) OR OTHER PARTIES OR ENTITIES IN POSSESSION OF THE PROPERTY. ANY REPRESENTATION CONCERNING ANY ASPECT OF THE SUBJECT PROPERTY BY A THIRD PARTY IS NOT THE REPRESENTATION/RESPONSIBILITY OF TRUSTEE(S)/ SUBSTITUTE TRUSTEE(S) OR THEIR OFFICE.

THIS SALE IS SUBJECT TO ANY UNPAID TAXES, IF ANY, ANY PRIOR LIENS OR ENCUMBRANCES LEASES, EASEMENTS AND ALL OTHER MATTERS WHICH TAKE PRIORITY OVER THE DEED OF TRUST UNDER WHICH THIS FORECLOSURE SALE IS CONDUCTED, INCLUDING BUT NOT LIMITED TO THE PRIORITY OF ANY FIXTURE FILING. IF THE U.S. DEPARTMENT OF THE TREASURY/ INTERNAL REVENUE SERVICE, THE STATE OF TENNESSEE DEPARTMENT OF REVENUE, OR THE STATE OF TENNESSEE DEPARTMENT OF LABOR AND WORK FORCE 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 ALL APPLICABLE GOVERNMENTAL ENTITIES RIGHT TO REDEEM THE PROPERTY, ALL AS REQUIRED BY 26 U.S.C. 7425, T.C.A. 67-1-1433, AND 28 U.S.C. 2410 (C). THE NOTICE REQUIREMENTS OF T.C.A. 35-5-101 ET SEQ. HAVE BEEN MET.

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 TRUSTEE/SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO RESCIND THE SALE

IF YOU PURCHASE A PROPERTY AT THE FORECLOSURE SALE, THE ENTIRE PURCHASE PRICE IS DUE AND PAYABLE AT THE CONCLUSION OF THE AUCTION IN THE FORM OF A CERTIFIED/BANK CHECK MADE PAYABLE TO OR ENDORSED TO LAW OFFICE OF J. PHILLIP JONES. NO PERSONAL CHECKS WILL BE ACCEPTED. TO THIS END, YOU MUST BRING SUFFICIENT FUNDS TO OUTBID THE LENDER AND ANY OTHER BIDDERS. INSUFFICIENT FUNDS WILL NOT BE ACCEPTED. AMOUNTS RECEIVED IN EXCESS OF THE WINNING BID WILL BE REFUNDED TO THE SUCCESSFUL PURCHASER AT THE TIME THE FORECLOSURE DEED IS DELIVERED.

OTHER INTERESTED PARTIES: BETTY ANN ALLEN; BERTHA ELAINE KILLEBREW; JAMES RAY BLY; VICKIE DIANE BLY; JO ANN MITCHELL.

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

This is improved property known as 2854 BIG HILL ROAD, LIBERTY, TN 37095.

J. PHILLIP JONES/JESSICA D. BINKLEY, SUBSTITUTE TRUSTEE
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NASHVILLE, TN 37203
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