

# LEGAL & PUBLIC NOTICES

## TRUSTEES' SALE NOTICE

A sale at public auction will be cried on **November 17, 2020 at 10:01 a.m. local time**, at the south door, Cannon County Courthouse, Woodbury, Tennessee, conducted by Larry K. Tolbert, Trustee, pursuant to Deed of Trust and Modification Agreement executed by Christina M. Goodwin of record in Record Book 162, page 281 and Record Book 167, page 161, Cannon County Register's Office.

Parties entitled to enforce security interest: Lisa Johnson, and her successors and assigns.

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

**Located in the 8th Civil District of Cannon County, Tennessee, to wit:**

Beginning at an iron pin in the north margin of Manustown Road, being the southeast corner of John Thomas; thence leaving the north margin of said road and with the east line of John Thomas N 00°34'40" E 367.55' to an iron pin, being the northeast corner of John Thomas; thence with the north line of John Thomas N 84°30'20" W 147.56' to an iron pin, being the northwest corner of John Thomas, also being the northeast corner of James Smitty; thence with the north line of James Smitty N 84°49'08" W 208.45' to an iron pin at a fence corner in an east line of Ricky Davis, being the

northwest corner of James Smitty; thence with said east line of Ricky Davis N 05°10'14" E 66.98' to a wood post; thence N 15°21'23" W 54.18' to a wood post, being a northeast corner of Ricky Davis, also being a southeast corner of Donald Thomas; thence with an east line of Donald Thomas N 04°38'09" E 205.06' to a wood post; thence N 06°07'20" E 420.40' to a rock at a fence corner being a southwest corner of Mary Brewer; thence leaving said east line of Donald Thomas and with the south line of Mary Brewer N 88°29'21" E 292.79' to a point; thence N 89°10'21" E 211.34' to a 16" hickory; thence leaving the south line of Mary Brewer and severing the land of Thomas Heirs S 04°33'21" W 949.03' to an iron pin; thence S 12°02'40" E 150.00' to a point in the north margin of Manustown Road; thence with the north margin of said road S 69°44'37" W 172.94' to the point of beginning, containing 10.07 acres, more or less as surveyed by Bartlett Surveying, 214 East Stevens Street, Cookeville, Tennessee, 38501, Larry F. Jackson, and R. L. S. #2269, on October 24, 2003.

**INCLUDED IN, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:**

Beginning at an iron rod found, the northwest corner of James Smitty (RB 33, PG 290) and in the eastern line of Donald Thomas (Deed Book 168, page 46);

thence along Thomas, N 05°10'14" E a distance of 45.00' to an iron set; thence leaving Thomas in a new division line of Smitty (RB 53, PG 118), S 84°49'07" E a distance of 208.16' to an iron rod set; thence S 04°48'26" W a distance of 45.00' to an iron rod found, the northeast corner of Smitty (RB 33, PG 290); thence along the northern line of Smitty (RB 33, PG 290), N 84°49'08" W a distance of 208.45' to the point of beginning, having an area of 9,373.73 square feet, 0.22 acres, according to a survey by Prevision Surveying, LLC, Vernon W. Bell – TN RLS #2198 on March 17, 2006.

Being the same property conveyed to Christina M. Goodwin, an unmarried woman, by Quitclaim Deed dated April 29, 2016, of record in Record Book 167, page 158, Register's Office of Cannon County, Tennessee. Street address is 1040 Manustown Road, Woodbury, Tennessee 37190; Tax Map 53, Parcel 055.00. Current Owner of Property is Christina M. Goodwin. Other interested

parties: World Finance Corporation.

**Terms of sale will be public auction, for cash free and clear of rights of homestead, redemption and dower, and the rights of Christina M. Goodwin, and those claiming through her, subject to any accrued taxes and restrictions.**

All right of equity of redemption, statutory and otherwise, and homestead 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 Trustee.

**If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in form of a certified/bank check. 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.**

The 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 at anytime.

Larry K. Tolbert, Trustee  
425 W College Street  
Murfreesboro, TN 37130  
(615) 893-9125

\*\*\*\*\*  
**NOTICE TO CREDITORS CHANCERY COURT OF CANNON COUNTY, TENNESSEE**

Estate of Sharon Kay Luckhart.

Notice is hereby given that on the the 6th day of October, 2020 Letters of Administration or Letters of Testamentary in respect of the estate of in respect of the estate of Sharon Kay Luckhart deceased were issued to the undersigned by the 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 6th day of October, 2020.  
Rick Luckhart, Executor of the Estate of Sharon Kay Luckhart, deceased.

DANA DAVENPORT  
CLERK & MASTER

JOHN W. RODGERS  
ATTORNEY FOR THE ESTATE

\*\*\*\*\*

Please join us for the Cannon County Substance Abuse Prevention Coalition's BCRS class on Tuesday November 17th at 6pm at the Woodbury Lions Club Building. This month's program will be a Question and Answer on MAT (Medication-Assisted Treatment) by Cindi Bush M.Ed. the Administrator for ACT Wellness Center. Medication-assisted treatment (MAT) is the use of medications in combination with counseling and behavioral therapies, which is effective in the treatment of opioid use disorders (OUD) and can help some people to sustain recovery. Make plans to attend this presentation on November 17th at 6pm located at the Woodbury Lions Club Building, 634 Lehman St. Woodbury, TN 37190. For the safety of our members, attendees and community, all State, Federal and CDC guidelines will be followed. See our Facebook page: cannon coalition for details. This event is free to all that wish to attend.

The Cannon County Substance Abuse Prevention Coalition will be meeting on **Thursday, November 12th at 11:00am** at the Woodbury Lions Club Building at 634 Lehman Street. This month's program will be presented by Deputy Anthony Young, School Resource Officer at Cannon County High School. You are invited to come and hear how our SRO's are making a positive impact on our students while developing a relationship with law enforcement. This will be an in-person meeting where all Federal, State and CDC Guidelines will be followed for the safety of those attending and for our community. Everyone is welcome!  
For more formation call 615-542-8443 or send an e-mail to cannoncoalition@gmail.com.

**MEETING NOTICE**  
The Woodbury Planning Commission will meet **Tuesday, November 17, 2020 at 6:00 PM** at Woodbury City Hall. The meeting is open to the public.  
  
Bill Jennings, Chairman

**Monthly Meeting Advertisement**  
Cannon County Highway Commission will not be having their November meeting due to the COVID-19 virus. If you any items that need to be discussed, please contact the **Highway Department's office at 615-563-4213**.  
Thank you  
Cannon County Highway Department  
Mr. Wayne Hancock, Road Superintendent

Cannon County Schools will be selling surplus buses by sealed bids to be opened **November 16th at 10:30am** at the office of:  
Diane Hickman  
301 West Main Street, Suite 216  
Woodbury, TN 37190  
  
For more information call  
Lisa Black  
629-201-4805

**The ADA Advisory & Grievance Committee** will be holding a Public Interest / Input Meeting on **November 17th at 5:30 pm** at the courthouse, with their regular monthly meeting following immediately afterwards.  
The purpose of this meeting is to allow the public to address / bring up areas that may have created a barrier to their access to a county building, activity, or program. Everyone is welcome to attend, although the meeting is geared toward hearing the concerns of those who face challenges because of a handicap or disability. The concerns brought up will be included in the Transition Plan that St. John Engineering is writing for the county's ADA Compliance.  
A list of county-owned buildings is as follows: Cannon County courthouse, Old Adams Hospital, new and old jail buildings, UT-Extension Service Building, Cannon County Community Center & Head Start Program, Cannon County Senior Center, Bradyville Post Office, Dixie Youth Ball Fields and Fairgrounds, Cannon County Convenience Center, Gassaway Community Center, Old Board of Education building, Cannon County Health Department, EMS building, Rescue Squad building and all schools.

**Invitation to Bid**  
**Description of items/services requested:** The Cannon County Department of Finance, on behalf of the Cannon County Ambulance Service, is soliciting bids for Remounting a Type 3 Ambulance.  
**To Request Ambulance Bid Specifications:** Contact Neal Appelbaum with the Finance Department at cannonnfinance@gmail.com or by calling 629-218-3215  
**General Requirements:**  
Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m. November 13, 2020** (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 one hundred twenty (120) days.  
All documents shall be submitted to the following address:  
Diane Hickman, Director of Finance  
Cannon County Department of Finance  
301 W. Main St, Suite 216  
Woodbury, Tennessee 37190  
**Bid Opening: November 13, 2020 10:00 am Central Time**