

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS
Estate of Sterling Wayne Fuston,
Notice is hereby given that on the 10th day of December, 2024, letters of administration or letters of testamentary in respect of the estate of Sterling Wayne Fuston, 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 10th day of December, 2024. Anthony Mark Fuston, executor of the estate of Sterling Wayne Fuston, deceased. Lana Jones, County Clerk Jonathan D. Fagan Attorney

NOTICE TO CREDITORS
Estate of Kelly Don Curtis,
Notice is hereby given that on the 5th day of December, 2024. Letters of Administration in respect of the estate of Kelly Don Curtis, 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 5th day of December, 2024. Jessica Marie Curtis, executrix of the estate of Kelly Don Curtis, deceased DANA DAVENPORT, CLERK & MASTER Matthew D. Cowan Attorney For The Estate

NOTICE TO CREDITORS
Estate of Sarah Ellen Smithson,
Notice is hereby given that on the 9th day of December, 2024. Letters of Administration in respect of the estate of Sarah Ellen Smithson 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 December, 2024. Charlene Smithson Odom, executrix of the estate of Sarah Ellen Smithson, deceased DANA DAVENPORT, CLERK & MASTER Matthew D. Cowan Attorney For The Estate

NOTICE OF GRAND JURY MEETING

It is the duty of your grand jurors to investigate any public offense which they know or have reason to believe has been committed and which is triable or indictable in this county. Any person having knowledge or proof that an offense has been committed may apply to testify before the grand jury subject to the provisions of Tennessee Code Annotated 40-12-104. The foreman in this county is presently Greg Rogers. The Grand Jury will meet on **FRIDAY, JANUARY 10TH, 2025 AT 9 AM.** You may be prosecuted for perjury for any oral or written statement in which you make under oath to the grand jury, when you know the statement to be false, and when the statement touches on a matter material to the point in question.

INVITATION FOR BIDS

Cannon County, Tennessee will receive bids for SCBA units for the Cannon County 2023 CDBG SCBA Project unit **Thursday, January 2, 2025** at the Cannon County Annex, Finance Office, 110 South Tatum Street, Suite 216, Woodbury, Tennessee 37190. All bids will be publicly opened and read aloud at **Thursday, January 2, 2025 at 1:00 p.m. CST.**

Bidder may bid on the SCBA units with equipment and compressor or only compressor or both.

Bids must be submitted in a sealed envelope, bearing on the outside the name and address of the Bidder and the name of the project: "Cannon County 2023 CDBG SCBA Project." If forwarded by mail, the sealed envelope must be enclosed in another envelope.

Bid specifications and forms may be obtained by contacting Amanda Mainord of Grassroots Planning & Consulting at 931-267-7048 or grassrootsplanning@gmail.com

Bids may be held by Cannon County for a period not to exceed 30 days from the date of the opening of bids for purpose of reviewing the bids and investigating the qualifications of the bidders prior to awarding the contract.

Cannon County is an Equal Opportunity Employer. Cannon County prohibits discrimination on the basis of race, color, religion, sex, or national origin, in the admissions or access to, or treatment, or employment in its programs or activities

Greg Mitchell
Cannon County Executive

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.

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **January 9, 2025 on or about 12:00PM 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 KYESHA SWANSON, to Wilburn J. Evans, Trustee, on April 22, 2021, at Record Book 218, Page 472-483 as Instrument No. 64977 in the real property records of Cannon County Register's Office, Tennessee.

Owner of Debt: FirstBank

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:

Lot 5, of Forrest Park Subdivision (Section 1) Sixth Civil District of Cannon County, Tennessee reference is hereby made of said subdivision on Plat Book 1, Page 43, Register's Office for Cannon County, Tennessee.

Lot 5 has a frontage of Ninety (90) feet on West Adams Street, a back line of Fifty-Two (52) feet; and East boundary line of about one hundred eight nine and one half (189 1/2) feet; and a West boundary line of about one hundred eight five and one half (185 1/2) feet.

Being the same property conveyed to Kyesha Swanson by Warranty deed from Dustin Taylor and wife, Jessica Taylor and Doyle Taylor and wife, Kathy Taylor and wife, Jessica Taylor and Doyle Taylor and wife, Kathy Taylor, dated 04/22/2021, recorded 04-23-2021 in Book 218, Page 468, Register's Office for Cannon County, Tennessee.

Tax ID: 0390-D-051.00-000

Current Owner(s) of Property: KYESHA SWANSON

The street address of the above described property is believed to be 106 W Adams Street, 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: UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING 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.

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. 24-000286-505-1

Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s)
COOL SPRINGS III
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067
TN INVESTORS PAGE: [HTTP://MWZMLAW.COM/TN_INVESTORS.PHP](http://MWZMLAW.COM/TN_INVESTORS.PHP)

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