

# LEGALS & PUBLIC NOTICES

## CANNON COUNTY Invitation to Bid

The Cannon County Department of Finance is soliciting bids for mowing county property beginning April 1, 2025, and ending October 31, 2025. Mowing sites include eight (8) county properties: Courthouse (mowed weekly), Adams Bldg (side and back of building weekly), Old Jail, Ballfields/Arena (includes Rescue Squad, Extension Ofc, old Reach Bldg), Health Department, Ambulance Service, Community Center, and Convenience Center. Each site is to be mowed and trimmed every two weeks and sprayed as needed. *The Courthouse and Adams Building are to be mowed weekly.*

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m. February 18, 2025 (CST)**. Every document must be enclosed in an envelope marked **COUNTY MOWING BID**. Any response, bid, or proposal received after the above deadline shall be considered late, and will not be opened or considered. Electronic bids are not accepted.

Bids must 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

**Bid must be submitted on the Bid Form provided by the county.** For a copy of the bid form, contact Diane Hickman, [diane.hickman@cannoncountyttn.gov](mailto:diane.hickman@cannoncountyttn.gov) or Greg Mitchell, [greg.mitchell@cannoncountyttn.gov](mailto:greg.mitchell@cannoncountyttn.gov) or call (615) 563-2320. Or go to the county's website [www.cannoncountyttn.gov](http://www.cannoncountyttn.gov) under Finance Department.

**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.**

## NOTICE OF SUCCESSOR TRUSTEE'S SALE

**WHEREAS**, default has occurred in the performance of the covenants, terms and conditions of a Note dated JULY 12, 2019, and the Deed of Trust of even date, securing said Note recorded JULY 18, 2019, in Book 195, at Page 469-479, as Document #58753 in the Register's office for CANNON County, Tennessee, executed by RUSSELL GARRETT AND TAYLOR GARRETT, HUSBAND AND WIFE, conveying the certain property described therein to CRAIG MILLER, Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ACOPIA, LLC its successors and assigns and to MARINOSCI LAW GROUP, P.C., having been appointed as Successor Trustee by instrument of record JANUARY 23, 2025, in the Register's office for CANNON County, Tennessee in Book 264, at Page 933-935, as Document #77414.

**WHEREAS**, the owner and holder of the Note has declared the entire indebtedness due and payable and demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

**NOW, THEREFORE**, notice is hereby given that an agent of Marinosci Law Group, P.C., as Successor Trustee, pursuant to the power, duty and authority vested in and conferred upon said Successor Trustee, by the Deed of Trust, will on March 6, 2025 at 12:00 PM central at the County Courthouse Square, Cannon County Courthouse, 200 West Main Street in Woodbury, Tennessee offer for sale to the highest bidder for cash, and free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Cannon County, Tennessee, described as follows:

BEING ALL OF LOT 1 ON THE SURVEY OF FREEZE, HOLLOW SPRINGS ROAD OF RECORD IN PLAT CABINET 4, PAGE 83A, OF THE REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE AND FURTHER BEING DESCRIBED AS FOLLOWS:  
BEING A TRACT OF LAND LYING IN THE 5TH CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE, GENERALLY BOUNDED ON THE NORTH BY FREEZE (RB. 149, PG. 569), ON THE EAST BY HOLLOW SPRINGS ROAD (50 FT. RIGHT-OF-WAY), ON THE SOUTH BY THE REMAINING FREEZE (RB. 95, PG. 84), AND ON THE WEST BY FREEZE (RB. 95, PG. 81), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2-INCH CAPPED REBAR SET IN THE WEST MARGIN OF HOLLOW SPRINGS ROAD, BEING THE SOUTHEAST CORNER OF FREEZE (RB. 149, PG. 569) AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE ALONG THE MARGIN OF SAID ROAD, THE FOLLOWING CALLS: THENCE S 33°01'17" W, 28.64 FT.; THENCE S 33°01'26" W, 210.01 FT. TO A 1/2-INCH CAPPED REBAR SET, BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE LEAVING THE MARGIN OF SAID ROAD AND WITH A NEW SEVERANCE LINE, N 66°54'07" W, 225.90 FT. TO A 1/2-INCH CAPPED REBAR SET IN THE EAST LINE OF FREEZE (RB. 95, PG. 81), BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE WITH THE EAST LINE OF FREEZE, THE FOLLOWING CALLS: THENCE N 22°09'49" E, 84.45 FT. TO A 30-INCH ASH; THENCE N 32°42'39" E, 142.03 FT. TO AN AXLE FOUND, BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUING WITH THE EAST LINE OF FREEZE (RB. 95, PG. 81) AND WITH THE SOUTH LINE OF FREEZE (RB. 149, PG. 569), S 69°22'54" E, 244.92 FT. TO THE POINT OF BEGINNING, CONTAINING 1.26 ACRES, AS SURVEYED BY NORTHCUTT & ASSOCIATES LAND SURVEYING, 409 WOODBURY HIGHWAY, MANCHESTER, TN 37355, JOB #19C-128, DATED 06-20-2019, AND BEING MORE OR LESS THE PROPERTY DESCRIBED IN DB. 167, PG. 409 AND A PORTION OF THE PROPERTY DESCRIBED IN RB. 95, PG. 84, ROCCTN.  
BEING THE SAME PROPERTY CONVEYED TO RUSSELL GARRETT AND TAYLOR GARRETT, HUSBAND AND WIFE, BY WARRANTY DEED OF RECORD BOOK 195, PAGE 467, OF THE REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE.

More Commonly Known As: 700 HOLLOW SPRINGS ROAD, WOODBURY, TN 37190

Said sale shall be held 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; to any matter that an accurate survey of the premises might disclose; and subject to, but not limited to, the following parties who may claim an interest in the above-referenced property: RUSSELL GARRETT, TAYLOR GARRETT, OCCUPANTS/TENANTS OF 700 HOLLOW SPRINGS ROAD, WOODBURY, TN 37190

To the best of the Successor Trustee's knowledge, information, and belief, there are no other Federal or State tax lien claimants or other claimants upon the subject property which would require notice pursuant to the terms and provision of T.C.A. § 35-5-104 or T.C.A. § 67-1-1433 or 26 U.S.C. § 7425.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The Successor Trustee may postpone the above referenced sale from time to time as needed without further publication. The Successor Trustee will announce the postponement on the date and at the time and location of the originally scheduled sale.

This is an attempt to collect a debt, and any information obtained will be utilized for that purpose.

Marinosci Law Group, P.C., Successor Trustee  
555 Perkins Extended, Suite 445  
Memphis, TN 38117  
Office: (901) 203-0680  
Fax: (901) 440-0561

The Cannon County Board of Zoning Appeals will have a public hearing on Tuesday, 2/25/2025 in the 2<sup>nd</sup> 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 to: operate an event venue (C-1 Commercial) in an A-1 Agricultural Zone at 233 Taylor Lake Road, Morrison, TN 37357.

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:

**NOTICE TO CREDITORS**  
Estate of Keith Lynn Reed,  
Notice is hereby given that on the 28th day of January, 2025, letters of administration in respect of the estate of Keith Lynn Reed, 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 28th day of January, 2025. James C. Reed, admistrator of the estate of Keith Lynn Reed, deceased. Lana Jones, County Clerk Anthony J. Cain Attorney  
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**NOTICE TO CREDITORS**  
Estate of Glenda R. Batey,  
Notice is hereby given that on the 28th day of January, 2025. Letters Testamentary in respect of the estate of Glenda R. Batey, 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 28th day of January, 2025. Kelly Hicks, executrix of the estate of Glenda R. Batey, deceased. DANA DAVENPORT, CLERK & MASTER Tara J. Cowan Attorney For The Estate  
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## Invitation to Bid Cannon County

**Description of items/services requested:** *Surface material and ground work at the Justin Pemberton Arena, 630 Lehman St, Woodbury, TN 37190.* Provide materials and ground work:

- 1) 23 Loads of screened red dirt
- 2) 23 Loads of screened top soil
- 3) 18 Loads of Sand
- 4) Labor and machine time for working in and grading material

**General Requirements:**

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m. February 27, 2025** (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. Electronic bids are not accepted.

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

**Questions? Contact Greg Mitchell, County Executive at [greg.mitchell@cannoncountyttn.gov](mailto:greg.mitchell@cannoncountyttn.gov) or 615-563-2320.**

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## IN THE CHANCERY COURT FOR CANNON COUNTY, TENNESSEE AT WOODBURY

**CANNON COUNTY, TN and TOWN OF WOODBURY**  
**Plaintiffs**

**VS.**

**DOCKET #24-131**

**DELINQUENT TAXPAYERS, et al**  
**Defendants**

### ORDER FOR SERVICE BY PUBLICATION

Publication is hereby made as ordered by the court on January 13th, 2025, as to the **COMPLAINT for the collection of ad valorem taxes** filed by Plaintiffs. The Plaintiffs Attorney, Tara J. Cowan can be contacted at 110 North Tatum Street, Woodbury, TN 37190, phone (615) 563-4052. By order of this court, publication shall run once weekly for four (4) consecutive weeks in the Cannon Courier, a newspaper of general circulation of Cannon County, Tennessee. The defendants have 30 days from the last date of publication of this Order to file an answer in the Chancery Court of Cannon County Tennessee, 200 West Main Street, Woodbury, TN 37190, phone (615) 563-5936, otherwise a Default Judgment may be granted for relief sought in the Complaint. (Defendant List as Exhibit A)

This the 17th day of January, 2025.

/s/ HONORABLE DARRELL

L. SCARLETT

CHANCELLOR BY

INTERCHANGE

/s/ DANA M. DAVENPORT

CLERK & MASTER FOR

CANNON COUNTY, TN

### EXHIBIT A

**DEFENDANT**

Lori L. Hillis  
Bridgette Davenport  
Fate Brown Heirs  
Volunteer Broadcasting LLC  
Michael Fann  
James R. & Cindy Gilley  
Bruce P. & Karen Gunn  
Lewis Nicholson  
Robert Peck

**PROPERTY ADDRESS**

211 Mason Street  
1648 Peeler Hill Road  
Browntown Road  
153 Mile Valley Road  
1160 Sugar Tree Knob Road  
761 Auburntown Road  
Sugar Tree Knob Road  
41 Morgan Avenue  
768 Cove Hill Road  
Industrial Park  
R.E. Davenport Avenue  
199 Milligan Lane  
1326 Gilley Hill Road  
1480 Jim Cummings Hwy.  
5088 Dickens Hill Road  
2575 Poplar Bluff Road  
146 C L Barrett Road  
1805 Blair Branch Road  
5416 Gassaway Road  
Gassaway Road  
Old Prospect Road

Church of God c/o Trustees: Jay B. Thomas  
General H. Cawthorn, Herbert Mooneyham

# ADDITIONAL LEGAL ADS ON PAGE B5