

LEGALS & PUBLIC NOTICES

NOTICE TO CREDITORS
Estate of Kyle D. Williams, Notice is hereby given that on the 24th day of October, 2024, letters of administration or letters of testamentary in respect of the estate of Kyle D. Williams, 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 24th day of October, 2024. Richard A. Northcutt, executor of the estate of Kyle D. Williams, deceased. Lana Jones, County Clerk

NOTICE TO CREDITORS
Estate of Nickey Lee Shelton, Notice is hereby given that on the 19th day of November, 2024, letters of administration or letters of testamentary in respect of the estate of Nickey Lee Shelton, 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 19th day of November, 2024. Jenine Lee Johnson, administrator of the estate of Nickey Lee Shelton, deceased. Lana Jones, County Clerk Lacey N. Buchanan Attorney

NOTICE TO CREDITORS
Estate of L.B. Myers, Jr., Notice is hereby given that on the 14th day of November, 2024. Letters of Administration in respect of the estate of L.B. Myers, 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 14th day of November, 2024. Mindy Elizabeth Myers, Jr., exectutrix of the estate of L.B. Myers, Jr., deceased DANA DAVENPORT, CLERK & MASTER Tara J. Cowan Attorney For The Estate

Cannon County Board of Education Request for Bid

Description of items/services requested: The Cannon County Department of Finance, on behalf of Cannon County Schools, is requesting bids for welding machines. The welding machines will perform multiple functions, meet industry standards, and improve the safety of high school students when welding in the shop. Multiple process welders will allow students to achieve more industry certifications in welding. With these machines, students will be able to perform SMAW, GMAW, FCAW, and GTAW welding methods, allowing them to further hone their skills and prepare them for future employment opportunities.

General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m. December 10, 2024** (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
diane.hickman@cannoncountyttn.gov

For bid specifications, contact Crystal Kennedy, CTE Director, at (629) 218-3192 or crystal.kennedy@ccstn.net.

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.

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **January 9, 2025 at 11:00AM local time**, at the center inside courthouse, Cannon County Courthouse, 200 West Main Street, Woodbury, Tennessee pursuant to Deed of Trust executed by Rhonda L Owen and Gary Owen, to Emmett James House or Bill R. McLaughlin, Trustee, as trustee for Regions Bank d/b/a Regions Mortgage on October 7, 2005 at Record Book 79, Page 154, Instrument No. 21420; conducted by LLG Trustee TN LLC, having been appointed Substitute or Successor Trustee, all of record in the Cannon County Register's Office. Default has occurred in the performance of the covenants, terms, and conditions of said Deed of Trust and the entire indebtedness has been declared due and payable.

Party Entitled to Enforce the Debt: Regions Bank DBA Regions Mortgage, its successors and assigns.

The real estate located in Cannon County, Tennessee, and described in the said Deed of Trust will be sold to the highest call bidder. The terms of the said Deed of Trust may be modified by other instruments appearing in the public record. Additional identifying information regarding the collateral property is below and is believed to be accurate, but no representation or warrant is intended.

Street Address: 1366 Myrtle Roda, Bradyville, Tennessee 37026
Parcel Number: 071 117.00
Current Owner(s) of Property: Rhonda L. Nickens

This sale is subject to, without limitation, all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory right of redemption of any governmental agency, state or federal; any prior liens or encumbrances including those created by a fixture filing or any applicable homeowners' association dues or assessments; all claims or other matters, whether of record or not, which may encumber the purchaser's title and any matter that an accurate survey of the premises might disclose.

The following parties may claim an interest in the above-referenced property to be affected by the foreclosure: any judgment creditor or lien holder with an interest subordinate to the said Deed of Trust or any party claiming by, through, or under any of the foregoing. Such parties known to the Substitute Trustee may include: None.

Terms of Sale will be public auction, for cash, free and clear of rights of homestead, redemption and dower to the extent disclaimed or inapplicable, and the rights of Rhonda L Owen and Gary Owen, and those claiming through him/her/it/them.

Any right of equity of redemption, statutory and otherwise, and homestead are waived in accord with the terms of said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

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. **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 LOGS Legal Group LLP. 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.**

This 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 only by the Substitute Trustee at any time. If the Substitute Trustee rescinds the sale, the purchaser shall only be entitled to a return of any money paid towards the purchase price and shall have no other recourse. Once the purchaser tenders the purchase price, the Substitute Trustee may deem the sale final in which case the purchaser shall have no remedy. The real property will be sold AS IS, WHERE IS, with no warranties or representations of any kind, express or implied, including without limitation, warranties regarding condition of the property or marketability of title.

This office may be a debt collector. This may be an attempt to collect a debt and any information obtained may be used for that purpose.

LLG Trustee TN LLC
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
Phone (704) 333-8107
Fax (704) 333-8156

File No. 24-125119

Convenience Center Hours of Operation

Mondays: 8:00 a.m. until 5:00 p.m.
Tuesdays: 8:00 a.m. until 5:00 p.m.
Wednesdays: Closed
Thursdays: 8:00 a.m. until 5:00 p.m.
Fridays: 8:00 a.m. until 5:00 p.m.
Saturdays: 8:00 a.m. until 5:00 p.m.
Sundays: Closed



November 27, 2024

To: Cannon County Commissioners:

The Cannon County Board of Commissioners will meet in regular session on **Thursday, December 5, 2024, at 6 PM**, in the Courtroom of the Cannon County Courthouse.

Meeting Agenda

1. Call to Order
2. Prayer
3. The Pledge of Allegiance
4. Roll Call
5. Approve / Change Agenda
6. Consent Agenda (Voice Vote)
 - Approve Meeting Minutes (Nov. 7 2024)
 - Approve Notaries
7. Public Comment Period Concerning Agenda Items (15 minutes)
8. Old Business / Tabled Items: Approve Resolution 2024-15 Creating Property Cleanup Endowment Fund
9. Approve Resolution 2024-16 Requesting the Return of 50% of Real Estate Transfer Tax Revenue Back to County
10. Approve Name of New Community Park
11. Approve Budget Policy for 2025/2026
12. Finance Department: (Diane Hickman / Neal Appelbaum)
 - a. Budget Amendments
 - b. Financial Updates
13. Adjourn

Greg Mitchell, County Executive

Next Commission Meeting Date: January 2, 2024 at 6 P.M.

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