

# LEGALS & PUBLIC NOTICES

The Woodbury Planning Commission will meet ***Tuesday, December 20, 2022 at 6:00 PM*** at Woodbury City Hall.

*Bill Jennings, Chairman*

## Invitation to Bid

### Cannon County Fire Department

Cannon County Fire Department is soliciting bids for 8 sets of Turnout Gear.

#### General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:15 a.m. December 29, 2022** (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. *Please include a phone number and email address with the bid.*

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  
(629) 218-3213

**If interested in submitting a bid, please contact Cannon County Fire Chief, Michael Underhill at [munderhill@cannoncountyrescue.com](mailto:munderhill@cannoncountyrescue.com) or by calling (615) 904-5002.**

Cannon County reserves the right to reject any or all bids. We are an equal opportunity employer

## Invitation to Bid

### Cannon County Fire Department

The Cannon County Finance Department on behalf of the Cannon County Fire Department is soliciting bids for Communication Equipment. We are accepting bids on 8 – XPR 7550E portable two-way radios. All radios must come with batteries and chargers and must also be programmed.

#### General Requirements:

Proposals, bids, or responses will be accepted by the Cannon County Department of Finance no later than **10:00 a.m. December 29, 2022** (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. *Please include a phone number and email address with the bid.*

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## Monthly Meeting Advertisement

**Cannon County Highway Commission** will be meeting at the office of Mr. Wayne Hancock, Road Superintendent, 900 Old McMinnville Road, Woodbury, Tennessee 37190 on **December 20, 2022 at 5:00 p.m.** Local Time

*Cannon County Highway Department  
Mr. Wayne Hancock, Road Superintendent*

## SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on January 26, 2023, at or about 10:00 AM, local time, at the County Courthouse Square of the Cannon County Courthouse, 200 West Main Street, Woodbury, TN 37190, pursuant to the Deed of Trust executed by Shaun M Berlinger and Heather R Berlinger as husband and wife, to Memorial Title, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for loanDepot.com, LLC dated May 3, 2017, and recorded in Book 175, Page 259, as Instrument No. 52735, and modified in Book 193, Page 533, as Instrument No. 58215, in the Register's Office for Cannon County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Cannon County Register's Office. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: loanDepot.com, LLC

Other interested parties: None

The hereinafter described real property located in Cannon County will be sold to the highest call bidder subject to all unpaid taxes, prior liens, and encumbrances of record:

Legal Description: LOCATED IN THE 9TH CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE. BOUND ON THE NORTH AND EAST BY JEFFORY CARL YOUNG (DEED BOOK 163, PAGE 401); ON THE SOUTH BY RALPH & DEBORAH HARVEY (RECORD BOOK 159, PAGE 827); ON THE WEST BY SHORT MOUNTAIN ROAD A.K.A. STATE HIGHWAY 146 (60 FOOT WIDE RIGHT-OF-WAY); AND BEING MORE PRECISELY DESCRIBED AS BEGINNING ON AN IRON PIN SET ON THE EAST MARGIN OF SHORT MOUNTAIN ROAD APPROXIMATELY 0.31 MILES SOUTH OF GUNTER HOLLOW ROAD, BEING A SOUTHWEST CORNER OF YOUNG AND THE NORTHWEST CORNER OF THIS TRACT; THENCE WITH YOUNG'S SOUTH FENCE LINE N 84 DEGREES 27' 27" E, 386.82 FEET TO AN IRON PIN SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE WITH YOUNG'S WEST LINE S 09 DEGREES 17' 31" E, 265.05 FEET TO A PIPE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE WITH HARVEY'S NORTH LINE S 72 DEGREES 57' 49" W, 425.57 FEET TO AN IRON PIN FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE WITH THE EAST MARGIN OF SHORT MOUNTAIN ROAD N 03 DEGREES 25' 46" W, 349.52 FEET TO THE IRON PIN SET AT THE BEGINNING, CONTAINING 123,441 SQUARE FEET OR 2.83 ACRES OF LAND, MORE OR LESS AS SURVEYED BY MICHAEL C. ROBERTS, PLS #2064 ON APRIL 24, 2017.

THIS IS THE SAME PROPERTY CONVEYED TO AMANDA JOHNSON BY WARRANTY DEED FROM EDWARD BRAMBLETT AND WIFE, KIMBERLY BRAMBLETT RECORDED JANURY 6, 2012 IN RECORD BOOK 136, PAGE 433, IN THE REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE.

THIS PARCEL IS SUBJECT TO AN INGRESS/EGRESS EASEMENT TO RALPH HARVEY DESCRIBED IN RECORD BOOK 159, PAGE 827 AND TO ALL EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

BEING THE SAME PROPERTY CONVEYED TO SHAUN M. BERLINGER AND HEATHER R. BERLINGER, HUSBAND AND WIFE BY DEED FROM AMANDA HAGAR AS OF RECORD IN RECORD BOOK 175, PAGE 257, REGISTER'S OFFICE FOR CANNON COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 6848 Short Mountain Road, Woodbury, TN 37190, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 035 024.00

Current owner(s) of Record: Shaun M Berlinger aka Shaun Michael Berlinger and Heather R Berlinger aka Heather Ruth Berlinger

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. 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 sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of 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 check made payable to or endorsed to Padgett Law Group. 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 by the Substitute Trustee at any time.

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

Padgett Law Group, Substitute Trustee  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
[attorney@padgettlawgroup.com](mailto:attorney@padgettlawgroup.com)  
PLG# 20-027452-8

## PUBLIC NOTICE:

**Cannon County Board of Education (via Cannon County Government) has applied for Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) funding through the Tennessee Emergency Management (TEMA) as a sub-recipient. The purpose of the funding is to provide automatic standby natural gas-powered backup generators at 3 schools in order to maintain critical communications infrastructure during power outages. Details of this Public Notice are posted on the school district website at [www.ccstn.net](http://www.ccstn.net) under News & Announcements – Press Releases (The document name is Public Notice 12-01-2022.pdf ). You may contact Michael Medford at 629-201-4801 (email: [michael.medford@ccstn.net](mailto:michael.medford@ccstn.net)) for further information. Comments are due within 30 days.**

**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.

# CANNON COURIER

# OH NO!

Is that really happening?

Read the public notices in our newspaper or on our website to learn more about:

- Government meetings, bids & contracts
- Elections/Polling places, initiative petitions
- Foreclosures
- Tax assessments/proposals
- Unclaimed property
- School Board issues



Public notices, the key to your community.



## COLD? FLOORS?

Get warmer floors without higher heating bills.

**INSULATE YOUR CRAWL SPACE!**



**BEFORE**

**AFTER**

- ✓ Waterproofing
- ✓ Concrete Lifting & Leveling
- ✓ Foundation Repairs
- ✓ Humidity & Mold Control
- ✓ Nasty Crawl Spaces, too!

**1/2 OFF COST OF LABOR**

Not to Exceed 8% of project. Cannot be combined with any other offer. Must be presented at time of inspection. Limitations may apply. Expires 12/31/22.



Judy, Dustin & Layne Gebers, Owners

**FREE ESTIMATES**

**844-978-3001**

[FrontierFoundations.com](http://FrontierFoundations.com)

**Frontier**

**FOUNDATION & CRAWL SPACE Repair**