

LEGALS & PUBLIC NOTICES

NOTICE OF SUBSTITUTE TRUSTEE’S SALE

STATE OF TENNESSEE, Warren COUNTY
WHEREAS, Nicholas P Talaga II, a Single Man, as borrower(s), executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC, Lender, and Arnold W. Weiss, ESQ, Weiss Spicer Cash, PLLC, Trustee(s), which was dated 2/22/2022, and recorded on 2/24/2022, as Instrument No. 192783 in Book 566 Page 674, securing the payment of a Note in the amount of \$294,467.00 in Warren County, Tennessee Register of Deeds.
WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust; Carrington Mortgage Services, LLC, (the “Holder”), appointed the undersigned, Vylla Solutions – Tennessee, LLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and
NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Vylla Solutions – Tennessee, LLC, Substitute Trustee, by virtue of the power and authority vested in it, will on 10/3/2025, at or about 12:00 PM at the usual and customary location at the Courthouse door where the foreclosure sales are customarily held, located in McMinnville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Warren County, Tennessee, to wit:
Land situated in Warren County, Tennessee:
CERTAIN LANDS SITUATED IN THE ELEVENTH CIVIL DISTRICT OF WARREN COUNTY, TENNESSEE, AND LEGALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ON THE SOUTH MARGIN OF THE PUBLIC ROAD WAYMON COOPER’S NORTHEAST CORNER: THENCE WITH THE PUBLIC ROAD SOUTH 81 3/4 DEGREES EAST, 217 FEET TO THE INTERSECTION OF ANOTHER ROAD, NEWLY BUILT ROAD, AND THE MAIN PUBLIC ROAD; THENCE WITH THE WEST MARGIN OF NEWLY CONSTRUCTED ROAD SOUTH 3 1/2 DEGREES EAST, 205 (ERRONEOUSLY REFERRED TO AS 206 IN PRIOR DEEDS) FEET TO STAKE: THENCE LEAVING SAID ROAD RUNNING NORTH 81 3/4 DEGREES WEST, 234 FEET TO AN IRON STAKE, IN EAST MARGIN OF COOPER’S PROPERTY; THENCE WITH COOPER’S EAST BOUNDARY LINE NORTH 2 1/2 DEGREES EAST, 205 FEET TO A STAKE, THE PLACE OF BEGINNING.

Tax Parcel ID: 11 48 48 28.01
Address/Description: 469 FRED COOPER RD, MCMINNVILLE, TN 37110
Current Owner(s): Nicholas P Talaga II
Other Interested Party(ies): Capital One, N.A.
If the Internal Revenue Service and/or U.S. Department of Treasury is listed as Other Interested Party above, then the notice required under 26. U.S.C. 7425(b) was timely provided and the sale of the land advertised will be subject to the right of the U.S. to redeem the land as provided in 26 U.S.C. 7425(d) (1). If the Tennessee Department of Revenue and/or the Tennessee Department of Labor and Work Force Development is listed as Other Interested Party above, then the notice required under TCA 67-1-1433(b) was timely provided and for each lien identified, the sale of the land advertised will be subject to the right of The State of Tennessee to redeem the land as provided for in TCA 65-1-1420.
The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; a deed of trust; and any matter than an accurate survey of the premises might disclose.
All right and equity of redemption, statutory or otherwise, homestead, and dower 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 Substitute Trustee.
The right is reserved to adjourn/postpone the day of the sale to another day, time, and place certain, by verbal announcement at the time and place for the sale set forth above; if the postponement is for five (5) days or more, the postponement announcement will also be posted on website of www.realtybid.com
Except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are “as is”, “where is”.
The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to confirmation by lender or Substitute Trustee.
This office is attempting to collect a debt. Any information obtained will be used for that purpose.
Vylla Solutions - Tennessee, LLC, Substitute Trustee
P.O. Box 3309
Anaheim, California 92803
Phone: (888) 313-1969

TS#: 25-34519

Publication Dates: 7/22/2025, 9/16/2025, 9/23/2025 9/30/2025

Online Posting Website and Date of Posting: www.foreclosure-postings.com

Posting begin date: 7/22/2025 Posting end date: 9/30/2025

PUBLIC NOTICE School Board Vacancy

Pursuant to T.C.A. Annotated 5-5-111, this shall serve as notice that a Cannon County School Board vacancy has occurred in the first voting district of Cannon County. Anyone wishing to be considered to fill this vacancy may submit in writing, their request to be considered for appointment, to the County Executive, 110 S. Tatum Street, Woodbury, TN 37190, within seven (7) days prior to the next Legislative Body meeting, scheduled for October 2, 2025, at 6:00 p.m. in the courtroom of the Cannon County Courthouse.

Lana Jones
Cannon County Clerk

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.

The Cannon County Regional Planning Commission will have a public hearing on Tuesday, 10/28/2025 at the Cannon County Courthouse, 200 W Main Street, Woodbury TN 37190, for the purpose of receiving public comment regarding the following:

To amend the Cannon County Subdivision Regulations to incorporate provisions for verification of septic lines on Final Plat Review. The proposed amendment can be reviewed at the office of Cannon County Planning Department, 200 W Main Street, Woodbury TN 37190.

The public hearing will begin at 6:00 P. M. All citizens are invited to attend. Any questions or comments can be addressed to Cannon County Land Use Administrator by phone: 615-563-5263 or email: David.Robinson@CannonCountyTN.gov

The Cannon County Regional Planning Commission will have a public hearing on Tuesday, 10/28/2025 at the Cannon County Courthouse, 200 W Main Street, Woodbury TN 37190, for the purpose of receiving public comment regarding the following:

To amend the Cannon County Subdivision Regulations to incorporate provisions for including driveway/curb cuts on Final Plat Review. The proposed amendment can be reviewed at the office of Cannon County Planning Department, 200 W Main Street, Woodbury TN 37190.

The public hearing will begin at 6:00 P. M. All citizens are invited to attend. Any questions or comments can be addressed to Cannon County Land Use Administrator by phone: 615-563-5263 or email: David.Robinson@CannonCountyTN.gov

The Cannon County Board of Commissioners will have a public hearing on Thursday, October 2, 2025 at the Cannon County Courthouse, 200 W Main Street Woodbury TN 37190 for the purpose of reviewing the following item:

To amend the Cannon County Zoning and Building Codes Resolution; such amendment to include provisions to limit the time period for review of Special Exceptions and Variances by the Board of Zoning Appeals.

The proposed amendment 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 6:00 P. M. All citizens are invited to attend. Any questions or comments can be addressed to Cannon County Land Use Administrator by phone: 615-563-5263 or by email: David.Robinson@CannonCountyTN.gov

Greg Mitchell
Chairman
Cannon County Commission