LEGALS & PUBLIC NOTICES

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
STATE OF TENNESSEE, Warren COUNTY

WHEREAS, Ireneusz Mitros and Gabriella Mitros, a married couple, as borrower(s), executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citizens Tri-County Bank, Lender, and 1810 Title & Escrow, LLC, Trustee(s), which was dated 3/24/2023, and recorded on 3/27/2023, as Instrument No. 203151 in Book 605 Page 701, securing the payment of a Note in the amount of $176,027.00 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 1/26/2027, at or about 12:00 PM at the usual and customary location at the At the Warren County Courthouse, 111 South Court Square, McMinnville, TN 37110, 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:
SITUATED, LYING, AND BEING IN THE FIRST (1ST) CIVIL DISTRICT OF WARREN COUNTY, TENNESSEE, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON A STAKE 1060 FEET FROM THE U.S. HIGHWAY 70-S, SAID STAKE BEING IN THE EAST MARGIN OF SPRING VALLEY ROAD AND RUNNING THENCE EASTWARDLY 200 FEET TO A STAKE AND RUNNING THENCE NORTHWARDLY 100 FEET TO A STAKE AND RUNNING THENCE 200 FEET IN A WESTWARDLY DIRECTION TO A STAKE IN THE EAST MARGIN OF THE ABOVE-MENTIONED ROAD, RUNNING THENCE 100 FEET SOUTHWARDLY WITH THE MARGIN OF THE SPRING VALLEY ROAD TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO IRENEUSZ MITROS AND GABRIELLE MITROS, A MARRIED COUPLE, BY WARRANTY DEED DATED MARCH 24, 2023, FROM NANNEN REMODELING, BEN NANNEN, AND BETH MYERS, RECORDED IN BOOK 605, PAGE 696, REGISTER'S OFFICE OF WARREN COUNTY, TENNESSEE.
Tax Parcel ID: 060-066.00
Address/Description: 210 SPRING VALLEY RD, MCMINNVILLE, TN 37110
Current Owner(s): Ireneusz Mitros and Gabriella Mitros
Other Interested Party(ies): None
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.foreclosure-postings.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.
Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a Substitute trustee's deed will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at: https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5
Vylla Solutions - Tennessee, LLC, Substitute Trustee
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TS#: 26-40823
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Online Posting Website and Date of Posting: www.foreclosure-postings.com
Posting begin date: 11/24/2026 Posting end date: 1/19/2027

SUBSTITUTE TRUSTEE'S SALE

Sale at public auction will be on **January 19, 2027 on or about 10:00AM local time**, at the Cannon County Courthouse, Woodbury, Tennessee, conducted by the Co-Substitute Trustees as identified and set forth herein below, pursuant to Deed of Trust executed by WILLIAM A MEYER AND BETTY A. ALLEN AND LOU ANN MEYER, to Charles E. Tonkin, II, Trustee, on April 18, 2022, at Record Book 232, Page 725-740 as Instrument No. 68723 in the real property records of Cannon County Register's Office, Tennessee.

Owner of Debt: Onity Mortgage Corporation fka PHH Mortgage Corporation

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:

A certain tract or parcel of realty situated in the Sixth (6th) Civil District of Cannon County, Tennessee and being more particularly described as follows, to-wit:

Beginning on an iron pin in the South margin of High Street at the Northeast corner of this lot and the Northwest corner of Lurla Wooten`s (now Peterson) property; thence leaving the street and with a fence line South 5 degrees 55 minutes West 226.33 feet to the Southeast corner of this lot; thence North 83 degrees 37 minutes West 82.5 feet to the Southwest corner of this lot; thence North 4 degrees 49 minutes East 224.59 feet to the Northwest corner of this lot in the South margin of High Street; thence with the street South 84 degrees 49 minutes East 86.85 feet to the point of beginning, in accordance with a survey and plat of legal description thereof prepared by Thomas D. Cook, Tennessee Registered Land Surveyor No. 365 on December 27, 1986.

Being the same property conveyed to William A Meyer and Lou Ann Meyer, husband and wife, and Betty A Allen, an unmarried woman, as joint tenants with rights of survivorship, by Warranty Deed from Anthony R. Martin and wife, Melissa K. Martin, of record in Record Book 232, Page 722, Register`s Office for Cannon County, Tennessee.

Map/Parcel 0390-B-009.00

Tax ID: 039O-B-009.00

Current Owner(s) of Property: WILLIAM A MEYER AND BETTY A. ALLEN AND LOU ANN MEYER

The street address of the above described property is believed to be 305 W High 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 CO-TRUSTEES.

OTHER INTERESTED PARTIES: SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND MIDDLE TENNESSEE EMERGENCY PHYSICIANS PC AND PORTFOLIO RECOVERY ASSOCIATES LLC

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 Co-Substitute Trustee(s).

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 co-trustee(s). 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 Trustor, the Trustee or the Trustee's attorney.

MWZM File No. 24-000344-671-2
For additional sale information visit: https://www.tnforeclosurenotices.com

Mackie Wolf Zientz & Mann, P.C., Co-Substitute Trustee
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
FRANKLIN, TN 37067

AVT Title Services, LLC, Co-Substitute Trustee
PARK EAST
725 COOL SPRINGS BLVD, SUITE 140
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