

LEGALS & PUBLIC NOTICES

NOTICE OF SUBSTITUTE TRUSTEE’S FORECLOSURE SALE

WHEREAS, Jason Bush, Amanda Bush, Carolyn A. Bush and Roy L. Bush executed a Deed of Trust to Robert M. Wilson Jr. , Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., (“MERS”) as beneficiary, as nominee for Countrywide Home Loans, Inc. , on October 29, 2004 and recorded on November 1, 2004 in Book 65, Page 612, Instrument No. 17929 in the Office of the Register of Cannon County, Tennessee.

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 Servbank, SB (the “Holder”), appointed the undersigned, McMichael Taylor Gray, 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, McMichael Taylor Gray LLC, Substitute Trustee, by virtue of the power and authority vested in it, will on September 25, 2025, at 2:00 PM at 200 West main Street, Woodbury, TN 37190 at the Cannon County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Cannon County, TN:

Land in the 13th Civil District of Cannon County, Tennessee, which is described as follows:
Beginning at an iron pin located in the northerly margin of Toy Denny Road, said point of beginning being the southwesterly corner of Smartt property (Deed Book 177, page 236) and the southeasterly corner of the tract described herein; thence from said point of beginning North 76 deg. 14 min. 13 sec. West, 209.65 feet along the northerly margin of Toy Denny Road to a pipe; thence leaving the said margin of Toy Denny Road North 09 deg. 48 min. 32 sec. East 484.0 feet to an iron pin; thence South 76 deg. 14 min. 37 sec. East, 210.0 feet to an iron pin; thence with a fence line South 09 deg. 51 min. 02 sec. West, 484.0 feet to the point of beginning and containing 2.32 acres more or less, according to survey by Frank Barnes, RLS TN No. 1670, P.O. Box 276, Manchester, TN dated May 28, 1998.

Being the same property conveyed to Jason Bush, a married man and Carolyn A. Bush a married woman, by deed of record in Book 65 page 610, said Register’s office.
Street Address: 1106 Toy Denny Rd. Bradyville, Tennessee 37026
Parcel Number: 082 05500 000
Current Owner: Jason Bush and Heirs of the Estate of Carolyn A. Bush
Other Interested Party(ies): Michelle Nichols, Amanda Bush, The Estate of Roy L. Bush

NOW, THEREFORE, in compliance with Tennessee Code § 35-5-104(a), a true and correct copy of this Notice is displayed online and available for public viewing at www.anchorposting.com.

If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

This sale is 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; any matter that an accurate survey of the premises might disclose; any prior liens or encumbrances as well as any priority created by a fixture filing; any deed of trust; and any matter that an accurate survey of the premises might disclose; and

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust. 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.

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 office is attempting to collect a debt. Any information obtained will be used for that purpose.

McMichael Taylor Gray LLC
Substitute Trustee
3550 Engineering Drive
Suite 260
Peachtree Corners, GA 30092
Office: 404-474-7149
Fax: 404-745-8121
MTG File No.: TN2025-00142

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