

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

Cannon County Bid Notice

The Cannon County Finance Department, on behalf of the Cannon County Fire Department, is soliciting bids for 10 sets of Fire Gear. The gear should include:

Qty	Part/item
10	7.5 OZ Assault Coat - Khaki Advance
10	7.5 OZ Assault Pant w/ Suspenders - Kahki Advance
10	Nomex hood - NFPA Compliant
10	Fire Dex Leather Boot
10	Cains Traditional Helmet w/integrated Visor - Leather Front
10	Large Gear Bag
10	Leather Gloves

Note: The gear does NOT have to be the same brand as listed, but compatible.

Bids shall be submitted to the following address:

Diane Hickman, Director of Finance
110 S. Tatum St.
Woodbury, TN 37190
No later than **10:00 a.m. September 23, 2025 (CST)**.

Every document must be enclosed in an envelope clearly marked as a bid document. Electronic bids will not be accepted. Any response received after the above deadline shall be considered late and will not be opened or considered.

For bid specifications, contact Michael Underhill, Cannon County Fire Chief, munderhill@cannoncountyrescue.com or (615) 904-5002

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, denied the benefits of, or subjected to discrimination under any program or activity receiving federal financial assistance on the grounds of race, color, sex, or national origin.

Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain September 16, 2025

To: All interested Agencies - Federal, State, and Local - Groups and Individuals

This is to give notice that Town of Woodbury under CFR 24 Part 58 has conducted an evaluation as required by Executive Order 11988 and/or 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential affect that its activity in the floodplain and wetland will have on the human environment for a Community Development Block Grant under B-24-DC-47-0001.

The proposed project will consist of renovation to the Wastewater Treatment Plant, specially to replace and add an additional clarifier. The existing clarifier and drive units were originally constructed and put into operation in the early 1980s.

The proposed project is located the Woodbury Wastewater Treatment Plant, 901 West Adams Street, Woodbury, Tennessee.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by Town of Woodbury at the following address on or before October 1, 2025:

Town of Woodbury
Woodbury City Hall
Attention: Stan Hollandsworth, Mayor
101 West Water Street
Woodbury, TN 37190
615-563-4221

Comments may also be submitted or further information can be requested via e-mail at woodburymayor37190@icloud.com and grassrootsplanning@gmail.com.

A full description of the project may also be reviewed from 8:00 a.m. to 4:00 p.m. at Town of Woodbury, Woodbury City Hall, 101 West Water Street, Woodbury, TN 37190.

Stan Hollandsworth, Woodbury Mayor

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