

# Legals

**NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE** WHEREAS, Susan Wilson Lonon and Jared Lonon executed a Deed of Trust to Devan Ard, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Reliant Bank, a Tennessee Corporation, on September 7, 2012 and recorded on September 14, 2012, Instrument No. 20120914-0083795 in the Office of the Register of Davidson 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 U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMTPT Trust, Series 2021 Cottage-TT-V (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 August 8, 2024, at 10:00 AM at 1 Public Square, Nashville, TN 37201 at the Davidson County Courthouse, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, TN: Land in Davidson County, Tennessee, being Unit B of Grandview Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Condition and Restrictions for Grandview Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20101228-0102768, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Grandview Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20101228-0102768, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. Being the same property conveyed to the within named grantor(s) by Deed recorded simultaneously herewith in Book -, Page - or Instrument No. 20120914-0083794, Davidson County, Tennessee, Street Address: 1206 Grandview Drive, Nashville TN 37215 Parcel Number: 117 16 0G 002.00 Current Owner: Jared Lonon and Susan Lonon Other Interested Parties: Wilson Bank and Susan and Jared Lonon. The undersigned, 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.: TN2023-00469 Ad #233119 2024-06-13 2024-06-20 2024-06-27

notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Ruben Lubin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on July 18, 2024 at 10:00 AM at the Davidson County Historic Courthouse, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Davidson County, Tennessee, to wit: LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 167, ON THE PLAN OF PHASE TWO, SECTION A, BRIDGEWATER, OF RECORD IN INSTRUMENT NO. 20061207-0151485, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF. Parcel ID: 098 06 0A 183.00 PROPERTY ADDRESS: The street address of the property is believed to be 2012 HAWKS NEST DR, HERMITAGE, TN 37076. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): RONALD MACK FORREST, SUSAN FORREST OTHER INTERESTED PARTIES: BRIDGEWATER MASTER ASSOCIATION The sale of the above-described property shall be subject to all matters shown on any recorded plat, any unpaid 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; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. 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. 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 Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Ruben Lubin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 rslaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 Ad #233178 2024-06-13 2024-06-20 2024-06-27

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE** WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated October 29, 2001, executed by PATRICIA CHAPMAN ESTES and HERBERT ESTES conveying certain real property therein described to JACK CASE WILSON, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded November 6, 2001, Instrument Number 20011106-0121998; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-GEL1 who is now the owner of said debt; and WHEREAS, the undersigned, Ruben Lubin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Davidson County, Tennessee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Ruben Lubin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on July 16, 2024 at 10:00 AM At the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN 37201, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Davidson County, Tennessee, to wit: LAND IN THE 14TH, FORMERLY THE 24TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY C.J. CARNEY SURVEYOR, ON OCTOBER 3, 1959, AS FOLLOWS: LAND DESIGNATED ON SAID SURVEY AS LOT NO. 5, LYING ON THE SOUTH SIDE OF GRAYS POINT ROAD, BEGINNING AT A POINT IN THE CENTER OF SAID ROAD, THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO GEORGE D. RIDDLE AND WIFE, BY DEED OF RECORD IN BOOK 3371, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THE CENTER OF SAID ROAD SOUTH 85 DEGREES EAST 214 FEET TO A POINT; THENCE SOUTH 13 DEGREES WEST 406 FEET TO A POINT IN THE LINE OF JOHN ALTA; THENCE NORTH 88 DEGREES WEST 146 FEET TO A POINT, THE SOUTHEAST CORNER OF THE SAID GEORGE D. RIDDLE PROPERTY; THENCE WITH RIDDLE'S EAST LINE NORTH 3 DEGREES EAST 412 FEET TO THE POINT OF BEGINNING, BEING THAT SAME PROPERTY CONVEYED TO PATRICIA CHAPMAN ESTES BY DEED OF RECORD IN BOOK 7617, PAGE 156, SAID REGISTER'S OFFICE. Parcel ID: 029 00 0 132.00 PROPERTY ADDRESS: The street address of the property is believed to be 4119 GRAYS

POINT RD, JOELTON, TN 37080. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): PATRICIA CHAPMAN ESTES, HERBERT ESTES OTHER INTERESTED PARTIES: The sale of the above-described property shall be subject to all matters shown on any recorded plat, any unpaid 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; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. 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. 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 Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Ruben Lubin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 rslaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 Ad #233334 2024-06-13 2024-06-20 2024-06-27

**SUBSTITUTE TRUSTEE'S SALE** Sale at public auction will be on July 25, 2024 at or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by BRADLEY'S HOME HEALTH CARE CENTER, INC. AND BRADLEY EXTENDED CARE, INC. AND PHILLIP W. BRADLEY AND BRADLEY PHARMACY AT METROCENTER, INC. AND RAYE L. BRADLEY, to David P. Dempsey, Trustee, on September 21, 2017, as Instrument No. 20170926-0098624 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: Live Oak Banking Company The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record: Land in Davidson County, Tennessee, being Lot No.5 on the Plan of Woodward Hills, of record in Book 9700, page 900, Register's Office for Davidson County, Tennessee, as amended in Book 11766, page 32, said Register's Office, to which reference is hereby made for a more complete and accurate legal description. This being the same property conveyed to Phillip William Bradley and wife, Ray Lynne Bradley from Barry Zetlin and Todd Zetlin as shown by deed recorded on January 2, 2007 in the Office of the Clerk of Davidson County, Tennessee, in Instrument Number 20070102-000541. Parcel No: 159 16 0 005.00 Known as: 124 Woodward Hills Place, Brentwood, Tennessee 37027 Tax ID: 159-16-005.00 Current Owner(s) of Property: BRADLEY'S HOME HEALTH CARE CENTER, INC. AND BRADLEY EXTENDED CARE, INC. AND PHILLIP W. BRADLEY AND BRADLEY PHARMACY AT METROCENTER, INC. AND RAYE L. BRADLEY The street address of the above described property is believed to be 124 Woodward Hills Place, Brentwood, TN 37027, 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 ADJOIN 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 SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE. OTHER INTERESTED PARTIES: PINNACLE BANK 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 Substitute Trustee. 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 trustee. 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

MWZM File No. 24-00002-607-1 Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s) Cool Springs Commons, Suite 273 7100 Commerce Way Brentwood, TN 37027 TN INVESTORS PAGE: http://mwzmlaw.com/investors.php Ad #233382 2024-06-13 2024-06-20 2024-06-27 2024-07-04

**SUBSTITUTE TRUSTEE'S SALE** Sale at public auction will be on August 22, 2024 at or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by WILLIAM FOSTER SMITH, to FNC Title Services, LLC, Trustee, on January 20, 2017, as Instrument No. 20170126-0008612 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: Carrington Mortgage Services, LLC The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record: All the following described parcel of land in Davidson County, Tennessee, to wit: Land in Davidson County, Tennessee, being Lot No. 54 on the Cumberland Gardens Subdivision, as of record in Book 2900, page 4, Register's Office for Davidson County, Tennessee. Said Lot No. 54 fronts 51.29 feet on the Southerly margin of Deerfield Drive and extends back 127.0 feet on the East line and 130.4 feet on the West line to a dead line, measuring 59.5 feet thereon. Tax ID: 081 06 0 068.00 Current Owner(s) of Property: WILLIAM FOSTER SMITH The street address of the above described property is believed to be 2705 Deerfield Dr, Nashville, TN 37208, 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 ADJOIN 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 TRUSTEE. OTHER INTERESTED PARTIES: ESTATE OF WILLIAM FOSTER SMITH AND UNKNOWN HEIRS OF WILLIAM FOSTER SMITH AND SECRETARY OF HOUSING & URBAN DEVELOPMENT AND CHRISTOPHER SMITH AND GARY SMITH AND ZACKARY L SMITH AND RODERICK SMITH AND REGINA STINSNRD AND ALVIN LEE SMITH AND BARBARA J WESTMORELAND AND HENRY K SMITH AND EMMA COLETON AND WILLIAM COSTER SMITH AND CAROLYN PIPIUS AND HOSTO & BUCKAN, PLLC 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 Substitute Trustee. 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 trustee. 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ROCKET MORTGAGE, LLC FKA QUICKEN LOANS, LLC, its successors and assigns, recorded on April 21, 2022 in Instrument Number: 20220421-006161, in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made; and WHEREAS, LAKEVIEW LOAN SERVICING, LLC, hereinafter "Creditor", the party entitled to enforce said security interest, having appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee, or its agent, by virtue of the power, duty, and authority vested in and imposed upon said Substitute Trustee, will, on July 11, 2024, at 11:00 AM local time, at the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, in Davidson County, Tennessee, offer for sale certain property hereinafter described to the highest bidder for cash or certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the Substitute Trustee. The property to be sold is described as follows: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: BEING LOT NO. 28 ON THE PLAN OF HICKORY BEND SECTION 3, OF RECORD IN BOOK 3600, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION, BEING THE SAME PROPERTY CONVEYED TO GRANTOR(S) BY DEED OF RECORD IN RECORD BOOK OR INSTRUMENT NUMBER 202204210046160, REGISTER'S OFFICE, DAVIDSON, STATE OF TENNESSEE. Commonly known as: 3100 BOULDER PARK DR NASHVILLE, TN 37214 Parcel number(s): 096 15 0 015.00 In the event of a discrepancy between the legal description, the street address, and/or the parcel number(s), the legal description shall control. The sale is subject to the following: tenant(s) occupant(s) rights in possession, if any, all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or set-back lines that may be applicable; any statutory rights of redemption of any state or federal governmental agency, any prior liens or encumbrances; any priority created by a fixture filing; and any matter that an accurate survey of the property might disclose. Additionally, the following parties might claim an interest in the property: ANGELA H. GRAHAM; CHRISTOPHER L. GRAHAM. If the United States, the State of Tennessee, or any agency thereof have any liens on the property and are named herein as interested parties, timely notice has been given to them in accordance with applicable law, and the sale will be subject to any applicable rights of redemption held by such entities, as required by 26 U.S.C. § 7425 and/or T.C.A. § 67-1-1433. The property will be sold AS IS, WHERE IS, WITH ALL FAULTS, and without warranty of any kind, express or implied, as to the condition of the property or any improvements thereon, including but not limited to merchantability or fitness for a particular purpose. The Substitute Trustee makes no covenant of seisin or warranty of title, express or implied, and will only convey the property by Substitute Trustee's Deed. Except as noted above, all right and equity of redemption, statutory or otherwise, homestead, and exemption are expressly waived in the Deed of Trust. The sale held pursuant to this notice is subject to the express reservation that it may be rescinded by the Substitute Trustee at any time. If the sale is rescinded for any reason, the purchaser shall only be entitled to a refund of funds tendered to purchase the subject property, and shall have no further or other recourse against Creditor, the Substitute Trustee, or their successor(s), assign(s), agent(s), and attorney(s). The right is reserved to adjourn 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. Notice of such adjournment will also be mailed to interested parties when required by applicable law. If you have any questions or concerns, please contact: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attn: TN Foreclosure 2034 Hamilton Place, Suite 360 Chattanooga, TN 37421 (423) 498-7400 info@rsai.com Please reference instrument 23-165368 when contacting our office. Investors website: https://www.rascrossalesinfo.com/ THIS OFFICE MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE** WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated May 1, 2013, executed by JACK E. CORNETT AND CYLINA D. CORNETT, HUSBAND AND WIFE to Larry A. Weisman, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SUNTRUST MORTGAGE, INC., its successors and assigns, recorded on May 10, 2013 in Instrument Number: 20130510-0047342, in the Register of Deeds Office for Davidson County, Tennessee, as modified by the Loan Modification Agreement dated December 29, 2014, and recorded on February 19, 2015, at Instrument Number: 20150219-0104459 to which reference is hereby made; and WHEREAS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, hereinafter "Creditor", the party entitled to enforce said security interest, having appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee, or its agent, by virtue of the power, duty, and authority vested in and imposed upon said Substitute Trustee, will, on July 11, 2024, at 11:00 AM local time, at the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, in Davidson County, Tennessee, offer for sale certain property hereinafter described to the highest bidder for cash or certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the Substitute Trustee. The property to be sold is described as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 176 ON THE PLAN OF RIVERWALK, PHASE 2C OF RECORD IN PLAT AT INSTRUMENT NO. 2004030011799, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. BEING THE SAME PROPERTY CONVEYED TO JACK E. CORNETT AND WIFE, CYLINA D. CORNETT BY WARRANTY DEED FROM JAMES ANDREW DURHAM AND WIFE, ANGELA MARIE DURHAM OF RECORD AS INSTRUMENT NO. 20071012-0121481, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 5, 2007, RECORDED OCTOBER 12, 2007. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD. Commonly known as: 7524 WOODSTREAM DR NASHVILLE, TN 37221 Parcel number(s): 126 16 0A 337.00 In the event of a discrepancy between the legal description, the street address, and/or the parcel number(s), the legal description shall control. The sale is subject to the following: tenant(s) occupant(s) rights in possession, if any, all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or set-back lines that may be applicable; any statutory rights of redemption of any state or federal governmental agency, any prior liens or encumbrances; any priority created by a fixture filing; and any matter that an accurate survey of the property might disclose. Additionally, the following parties might claim an interest in the property: CYLINA D. CORNETT; JACK E. CORNETT; ONEMAIN FINANCIAL SERVICES, INC. AS SUCCESSOR TO SPRINGLEAF FINANCIAL SERVICES, INC.; JHPDE FINANCE 1, LLC; MARINER FINANCE, LLC. If the United States, the State of Tennessee, or any agency thereof have any liens on the property and are named herein as interested parties, timely notice has been given to them in accordance with applicable law, and the sale will be subject to any applicable rights of redemption held by such entities, as required by 26 U.S.C. § 7425 and/or T.C.A. § 67-1-1433. The property will be sold AS IS, WHERE IS, WITH ALL FAULTS, and without warranty of any kind, express or implied, as to the condition of the property or any improvements thereon, including but not limited to merchantability or fitness for a particular purpose. The Substitute Trustee makes no covenant of seisin or warranty of title, express or implied, and will only convey the property by Substitute Trustee's Deed. Except as noted above, all right and equity of redemption, statutory or otherwise, homestead, and exemption are expressly waived in the Deed of Trust. The sale held pursuant to this notice is subject to the express reservation that it may be rescinded by the Substitute Trustee at any time. If the sale is rescinded for any reason, the purchaser shall only be entitled to a refund of funds tendered to purchase the subject property, and shall have no further or other recourse against Creditor, the Substitute Trustee, or their successor(s), assign(s), agent(s), and attorney(s).

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**CONTINUED TO B10**

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# Legals/Classifieds

## CONTINUED FROM PAGE B9

or their successor(s), agent(s), and attorney(s). The right is reserved to adjourn 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. Notice of such adjournment will also be mailed to interested parties when required by applicable law. If you have any questions or concerns, please contact: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attn: TN Foreclosure 2034 Hamilton Place, Suite 360 Chattanooga, TN 37421 (423) 498-7400 info@rasky.com Please reference file number 24-197828 when contacting our office. Investors website: <https://www.rascanaleasinfo.com> THIS OFFICE MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

— PLEASE PUBLISH ALL INFORMATION ABOVE. Ad #233550 2024-06-20 2024-06-27 2024-07-04

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE** WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated August 10, 2022, executed by OPTIMUM REAL ESTATE HOLDINGS, LLC, conveying certain real property herein described to RACHAEL RUIZ, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded August 17, 2022, at Instrument Number 20220817-0093059, and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to EF MORTGAGE LLC who is now the owner of said debt; and WHEREAS, the undersigned, Ruben Lubin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Davidson County, Tennessee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Ruben Lubin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on July 18, 2024, at 10:00 AM at the Davidson County Historic Courthouse, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Davidson County, Tennessee, to wit: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE MAP OF DANIEL'S HOMES CORPORATION SUBDIVISION OF RECORD IN BOOK 1130, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 17 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF TRINITY LANE AND RUNS BACK BETWEEN PARALLEL LINES 184 FEET TO A DEADLINE. BEING THE SAME PROPERTY CONVEYED HEREIN BY DEED OF RECORD AT INSTRUMENT NO. 202208170093058. IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Parcel ID: 071 08 0 340.00 PROPERTY ADDRESS: THE STREET ADDRESS OF THE PROPERTY IS BELIEVED TO BE 522 EAST TRINITY LANE, NASHVILLE, TN 37207. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): OPTIMUM REAL ESTATE HOLDINGS, LLC OTHER INTERESTED PARTIES: The sale of the above-described property shall be subject to all matters shown on any recorded plat, any unpaid 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 future filing; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. 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. 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 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 TRUSTEE. OTHER INTERESTED PARTIES: OLD HICKORY COMMONS HOMEOWNERS' ASSOCIATION, INC. If applicable, the notice requirements of Tenn. Code Ann. 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 Substitute Trustee. 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 Tenn. Code Ann. §67-1-1433. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. Trustee File No. 2024-00156-TN-CAR Western Progressive - Tennessee, Inc., Substitute Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nashville, TN 37203-1312. SALE INFORMATION: Sales Line: (877) 410-3696 Fax: (877) 671-5559 Website: [Foreclosureinvestor.com](https://www.foreclosureinvestor.com) allsource.com Ad #233611 2024-06-27 2024-07-04 2024-07-11

**SUBSTITUTE TRUSTEE'S SALE** Sale at public auction will be on 08/01/2024 on or about 12:00 PM. At the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN, Davidson, Tennessee, conducted by the Substitute Trustee as identified and set for the herein below, pursuant to Deed of Trust executed by NICOLE MARIE COMPTON, SINGLE WOMAN, TO MEGAN K. TROTT, Trustee, and recorded on 06/10/2020 as Instrument No. 20200610-0059469, in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: CHARRINGTON MORTGAGE SERVICES, LLC The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid

taxes, prior liens and encumbrances of records: BEING ALL OF UNIT NO. 7504, ON THE PLAN OF OLD HICKORY COMMONS, SECTION FIVE, A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NO. 20190502-0040940, AND AMENDED IN INSTRUMENT NO. 20190502-0040941. OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT. BEING THE SAME PROPERTY CONVEYED TO NICOLE MARIE COMPTON, SINGLE WOMAN, BY DEED FROM OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, DATED MAY 22, 2020, APPEARING OF RECORD IN INSTRUMENT NO. 20200610-0059469. OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS MADE SUBJECT TO DECLARATION OF COVENANTS, CONTAINED IN INSTRUMENT OF RECORD IN INSTRUMENT NUMBER 20190502-0040940, AND AMENDED IN INSTRUMENT NUMBER 20190502-0040941 AND ALSO IN THE AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND MASTER DEED FOR OLD HICKORY COMMONS, FILED FOR RECORD AS INSTRUMENT NUMBER 20070920-00112846, INSTRUMENT NUMBER 20071213-0143334, INSTRUMENT NUMBER 20080710-0071087, INSTRUMENT NUMBER 20080317-0026338, INSTRUMENT NUMBER 20101222-0101832, INSTRUMENT NUMBER 20130322-0028759, INSTRUMENT NUMBER 20140207-0011094, INSTRUMENT NUMBER 20170602-0055284, INSTRUMENT NUMBER 20081117-0113487, INSTRUMENT NUMBER 20130322-0028759 AND INSTRUMENT NUMBER 20140207-0011094. STORMWATER DETENTION AGREEMENT FOR OLD HICKORY COMMONS FILED AS INSTRUMENT NUMBER 20060307-0026992. FIFTY-FOOT COLONIAL PIPELINE EASEMENT FILED FOR RECORD IN BOOK 3570, PAGE 11; A COMMUNICATIONS EQUIPMENT EASEMENT GRANTED TO TENNESSEE TELEPHONE COMPANY, A TENNESSEE CORPORATION DBIA/TDS TELECOM OF RECORD IN INSTRUMENT NUMBER 20080709-0070694 AND INSTRUMENT NUMBER 20081121-0114642, GRANT OF EASEMENT BETWEEN OLD HICKORY COMMONS, LLC AND COMCAST OF NASHVILLE, LLC OF RECORD IN INSTRUMENT NUMBER 20161212-0130102. TRANSMISSION LINE EASEMENTS OF RECORD IN BOOK 2344, PAGE 432, BOOK 4425, PAGE 535 AND BOOK 1124, PAGE 716; BOUNDARY PLAT OF RECORD IN INSTRUMENT NUMBER 20190820-0083637; AND TO ANY AND ALL MATTERS SHOWN ON SAID PLAT AND SURVEY OF RECORD IN INSTRUMENT NUMBER 20190502-0040940 AND AMENDED IN INSTRUMENT NUMBER 20190502-0040941, ALL OF SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Parcel ID: 072.00.175.2 G 72020.1752000 Current Owner(s) of Property: NICOLE MARIE COMPTON, SINGLE WOMAN THE STREET ADDRESS OF THE ABOVE DESCRIBED PROPERTY IS BELIEVED TO BE 5017 UPPER PARK PLACE, ANTIOCH, TN 37013, 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 TRUSTEE. OTHER INTERESTED PARTIES: OLD HICKORY COMMONS HOMEOWNERS' ASSOCIATION, INC. If applicable, the notice requirements of Tenn. Code Ann. 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 Substitute Trustee. 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 Tenn. Code Ann. §67-1-1433. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. Trustee File No. 2024-00156-TN-CAR Western Progressive - Tennessee, Inc., Substitute Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nashville, TN 37203-1312. SALE INFORMATION: Sales Line: (877) 410-3696 Fax: (877) 671-5559 Website: [Foreclosureinvestor.com](https://www.foreclosureinvestor.com) allsource.com Ad #233611 2024-06-27 2024-07-04 2024-07-11

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE** WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated November 28, 2006, executed by FLARRIE K. MAHAMED and ERIC J. BURCH conveying certain real property herein described to MARY FRANCES RUDY, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded December 7, 2006, at Instrument Number 20061207-0151425; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley Home Equity Loan Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2 who is now the owner of said debt; and WHEREAS, the undersigned, Ruben Lubin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Davidson County, Tennessee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Ruben Lubin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on August 1, 2024 at 10:00 AM at the Davidson County Historic Courthouse, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Davidson County, Tennessee, to wit: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 249 ON THE PLAN OF HAYNES MANOR, SECTION 2, OF RECORD IN PLAT BOOK 3700, PAGE 88, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 249 FRONTS 75 FEET ON THE NORTHERLY SIDE OF RINGGOLD DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 135 TO A DEAD LINE. BEING THE SAME PROPERTY CONVEYED BY DEED OF RECORD AT INSTRUMENT NO. 20061207-0151425. Parcel ID: 059 15 0 125.00 PROPERTY ADDRESS: The street address of the property is believed to be 720 RINGGOLD DRIVE, NASHVILLE, TN 37207. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): FLARRIE K. MAHAMED, ERIC J. BURCH OTHER INTERESTED PARTIES: The sale of the above-described property shall be subject to all matters shown on any recorded plat, any unpaid 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 future filing; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. 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. All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee. 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 TRUSTEE. OTHER INTERESTED PARTIES: LARCHWOOD TOWN HOMES, HOMEOWNERS' ASSOCIATION, INC. 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 Substitute Trustee. 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 Tenn. Code Ann. §67-1-1433. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. Trustee File No. 2024-00156-TN-CAR Western Progressive - Tennessee, Inc., Substitute Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nashville, TN 37203-1312. SALE INFORMATION: Sales Line: (877) 410-3696 Fax: (877) 671-5559 Website: [Foreclosureinvestor.com](https://www.foreclosureinvestor.com) allsource.com Ad #233593 2024-06-27 2024-07-04 2024-07-11

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE** WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated November 9, 2006, executed by CHARLES L. ARNOLD conveying certain real property herein described to STEWART TITLE, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded November 28, 2006, at Instrument Number 20061128-0146922; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Deutsche Bank National Trust Company, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH3 Asset Backed Pass-Through Certificates, Series 2007-CH3 who is now the owner of said debt; and WHEREAS, the undersigned, Ruben Lubin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Davidson County, Tennessee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Ruben Lubin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on July 23, 2024 at 10:00 AM at the Davidson County Historic Courthouse, 1 Public Square, Nashville, TN, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Davidson County, Tennessee, to wit: ACERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLAN OF HARPEETH CREST SUBDIVISION, PHASE II, OF RECORD IN

**INSTRUMENT NO. 202004030040565, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE. A COMPLETE AND ACCURATE DESCRIPTION THEREOF: Parcel ID: 141.12.02.026.00 PROPERTY ADDRESS: The street address of the property is believed to be 1055 MORTON MILL RD, NASHVILLE, TN 37221. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): CHARLES L. ARNOLD OTHER INTERESTED PARTIES: HARPEETH CREST HOMEOWNERS ASSOCIATION, INC., DISCOVER BANK ISSUER OF DISCOVER CARD, HARPEETH FINANCIAL SERVICES LLC DBA ADVANCE FINANCIAL, HARPEETH CREST HOA. The sale of the above-described property shall be subject to all matters shown on any recorded plat, any unpaid 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 future filing; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. 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. 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 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 TRUSTEE. OTHER INTERESTED PARTIES: ESTATE OF FLOYD LEE STEWART, JR. AND UNKNOWN HEIRS OF FLOYD LEE STEWART, JR. AND UNKNOWN HEIRS OF FLOYD LEE STEWART, JR. AND REGIONS BANK AND MICHAEL ERIC STEWART, HEIR OF FLOYD LEE STEWART, JR. AND ANTHONY STEWART, ADMINISTRATOR OF THE ESTATE OF FLOYD LEE STEWART, JR. AND CEDARBROOK COURTYARD HOMES HOMEOWNERS ASSOCIATION, INC. 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 Substitute Trustee. 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 trustee. Trustee File No. 2024-00145-TN Western Progressive - Tennessee, Inc., Substitute Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nashville, TN 37203-1312. SALE INFORMATION: Sales Line: (866) 960-8299 Website: <https://www.allsource.com> logpage.aspx Ad #234351 2024-06-27 2024-07-04 2024-07-11**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE** WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated February 12, 2015, executed by BOBBIE J. HUGHES conveying certain real property herein described to PREMIUM TITLE SERVICES, INC., as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded February 19, 2015, at Instrument Number 20150219-0014464; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to FREEDOM MORTGAGE CORPORATION who is now the owner of said debt; and WHEREAS, the undersigned, Ruben Lubin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Davidson County, Tennessee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Ruben Lubin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on August 8, 2024 at 11:00 AM at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Davidson County, Tennessee, to wit: ACERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 73, ON THE PLAN OF FIRST REVISION LARCHWOOD, PHASE ONE, SECTION THREE, OF RECORD IN PLAT BOOK 6200, PAGE 697, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. Parcel ID: 096 16 0A 074.00 PROPERTY ADDRESS: The street address of the property is believed to be 409 LAKEBRINK WAY, NASHVILLE, TN 37214. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): BOBBIE J. HUGHES OTHER INTERESTED PARTIES: LARCHWOOD TOWN HOMES, HOMEOWNERS' ASSOCIATION, INC. The sale of the above-described property shall be subject to all matters shown on any recorded plat, any unpaid 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 future filing; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. 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. 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 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 TRUSTEE. OTHER INTERESTED PARTIES: ESTATE OF FLOYD LEE STEWART, JR. AND UNKNOWN HEIRS OF FLOYD LEE STEWART, JR. AND UNKNOWN HEIRS OF FLOYD LEE STEWART, JR. AND REGIONS BANK AND MICHAEL ERIC STEWART, HEIR OF FLOYD LEE STEWART, JR. AND ANTHONY STEWART, ADMINISTRATOR OF THE ESTATE OF FLOYD LEE STEWART, JR. AND CEDARBROOK COURTYARD HOMES HOMEOWNERS ASSOCIATION, INC. 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 Substitute Trustee. 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 trustee. Trustee File No. 20250315-0028445 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R3 The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of records: LAND IN DAVIDSON COUNTY, Tennessee, being Lot No. 577, Towne Village of the Country, Section Five, as shown on plat of record in Plat Book 6250, Pages 783 and 784, Registers Office of Davidson County, Tennessee, to which reference is hereby made for a complete and accurate legal description. Being the property conveyed to TYRONE ROGERS AND WIFE QUINCY ROGERS EXECUTED BY WILLIAM D. PROUDMAN AND WIFE JOHANNIE E. PROUDMAN RECORDED IN BOOK 8048 AND PAGE 579 RECORDED IN DAVIDSON COUNTY, TENNESSEE. Tax ID: 150 07 0 498.00 / 15007049800 / 498.00 Current Owner(s) of Property: TYRONE ROGERS, AND WIFE QUINCY ROGERS The street address of the above described property is believed to be 3440 COUNTRY WAY ROAD, ANTIOCH, TN 37013, 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 TRUSTEE. OTHER INTERESTED PARTIES: ADVANTAGE ACCEPTANCE CORPORATION; BECK & BECK INC; CEDAR PLACE APARTMENTS; BENJAMIN COMAN; CONCORD FINANCE INC DBA SPEEDY CASH #131; HARPEETH FINANCIAL SERVICES, LLC DBA ADVANCE FINANCIAL; MAIN STREET RENEWAL, LLC; METRO CODES DEPARTMENT; METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY; ESTATE OF TYRONE ROGERS; HEIRS & DEVISEES OF TYRONE ROGERS; PHILLIPSMITH-STRUP INC; TENNESSEE QUICK CASH INC; THE FLATS OF DONELSON FKA HICKORY HILLS APARTMENTS if applicable, the notice requirements of Tenn. Code Ann. 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 Substitute Trustee. If the U.S.

**SUBSTITUTE TRUSTEE'S SALE** Sale at public auction will be on 07/25/2024 on or about 12:00 PM, at the Front Entrance of the Historic Courthouse located at 1 Public Square, Nashville, Tennessee, conducted by the Substitute Trustee as identified and set for the herein below, pursuant to Deed of Trust executed by CHARLIE F. BUCHANAN AND FELICIA A. JONES BUCHANAN, HUSBAND AND WIFE, to Mary Frances Rudy, Trustee, and recorded on 09/28/2005 as Instrument No. 20050928-0116599, in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-K11 The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of records: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 157, BUENA VISTA ESTATES, SECTION 5, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 22. IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO GRANTOR(S) BY DEED RECORDED SIMULTANEOUSLY HERewith IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR INSTRUMENT #20050928-0116599, REGISTER'S OFFICE FOR SAID COUNTY. Tax ID: 059 05 0 179.0006905017900 Current Owner(s) of Property: CHARLIE F. BUCHANAN AND FELICIA A. JONES BUCHANAN, HUSBAND AND WIFE The street address of the above described property is believed to be 4135 FARMVIEW DRIVE, NASHVILLE, TN 37218, 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 TRUSTEE. OTHER INTERESTED PARTIES: MIDDLE TENNESSEE EMERGENCY PHYSICIANS PC; RUCKER'S AUTO SALES INC. If applicable, the notice requirements of Tenn. Code Ann. 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 Substitute Trustee. 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 Tenn. Code Ann. §67-1-1433. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. Trustee File No. 2024-00145-TN Western Progressive - Tennessee, Inc., Substitute Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nashville, TN 37203-1312. SALE INFORMATION: Sales Line: (866) 960-8299 Website: <https://www.allsource.com> logpage.aspx Ad #234351 2024-06-27 2024-07-04 2024-07-11

**SUBSTITUTE TRUSTEE'S SALE** Sale at public auction will be on August 8, 2024 on or about 11:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by FLOYD LEE STEWART, JR. to Liberty Title, Trustee, on April 2, 2013, as Instrument No. 20130410-0035451 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: CLICK N.CLOSE, INC. The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record: The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land lying in Davidson County, Tennessee, being unit No. Y-244, on the plan of the re-subdivision of a portion of Phase 2, of Cedarwood Courtyard Homes, a planned unit development, of record in Book 5200, Page 590, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof. Parcel ID: 04302042440000 Commonly known as 244 Cedarwood Lane, Madison, TN 37115 However, by showing this address no additional coverage is provided. Tax ID: 043 02 0A 244.00 Current Owner(s) of Property: FLOYD LEE STEWART JR. The street address of the above described property is believed to be 244 Cedarwood Lane, Madison, TN 37115, 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 SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE. OTHER INTERESTED PARTIES: ESTATE OF FLOYD LEE STEWART, JR. AND UNKNOWN HEIRS OF FLOYD LEE STEWART, JR. AND REGIONS BANK AND MICHAEL ERIC STEWART, HEIR OF FLOYD LEE STEWART, JR. AND ANTHONY STEWART, ADMINISTRATOR OF THE ESTATE OF FLOYD LEE STEWART, JR. AND CEDARBROOK COURTYARD HOMES HOMEOWNERS ASSOCIATION, INC. 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 Substitute Trustee. 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 trustee. Trustee File No. 2024-00145-TN Western Progressive - Tennessee, Inc., Substitute Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nashville, TN 37203-1312. SALE INFORMATION: Sales Line: (866) 960-8299 Website: <https://www.allsource.com> logpage.aspx Ad #234351 2024-06-27 2024-07-04 2024-07-11

**SUBSTITUTE TRUSTEE'S SALE** Sale at public auction will be on 07/25/2024 on or about 12:00 PM. At the Front Entrance of the Historic Courthouse located at 1 Public Square, located in Nashville, Tennessee, Davidson, Tennessee, conducted by the Substitute Trustee as identified and set for the herein below, pursuant to Deed of Trust executed by TYRONE ROGERS, AND WIFE QUINCY ROGERS, AND recorded on 03/15/2005 as Instrument No. 20050315-0028445 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R3 The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of records: LAND IN DAVIDSON COUNTY, Tennessee, being Lot No. 577, Towne Village of the Country, Section Five, as shown on plat of record in Plat Book 6250, Pages 783 and 784, Registers Office of Davidson County, Tennessee, to which reference is hereby made for a complete and accurate legal description. Being the property conveyed to TYRONE ROGERS AND WIFE QUINCY ROGERS EXECUTED BY WILLIAM D. PROUDMAN AND WIFE JOHANNIE E. PROUDMAN RECORDED IN BOOK 8048 AND PAGE 579 RECORDED IN DAVIDSON COUNTY, TENNESSEE. Tax ID: 150 07 0 498.00 / 15007049800 / 498.00 Current Owner(s) of Property: TYRONE ROGERS, AND WIFE QUINCY ROGERS The street address of the above described property is believed to be 3440 COUNTRY WAY ROAD, ANTIOCH, TN 37013, 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 TRUSTEE. OTHER INTERESTED PARTIES: ADVANTAGE ACCEPTANCE CORPORATION; BECK & BECK INC; CEDAR PLACE APARTMENTS; BENJAMIN COMAN; CONCORD FINANCE INC DBA SPEEDY CASH #131; HARPEETH FINANCIAL SERVICES, LLC DBA ADVANCE FINANCIAL; MAIN STREET RENEWAL, LLC; METRO CODES DEPARTMENT; METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY; ESTATE OF TYRONE ROGERS; HEIRS & DEVISEES OF TYRONE ROGERS; PHILLIPSMITH-STRUP INC; TENNESSEE QUICK CASH INC; THE FLATS OF DONELSON FKA HICKORY HILLS APARTMENTS if applicable, the notice requirements of Tenn. Code Ann. 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 Substitute Trustee. If the U.S.

**SUBSTITUTE TRUSTEE'S SALE** Sale at public auction will be on 07/25/2024 on or about 12:00 PM. At the Front Entrance of the Historic Courthouse located at 1 Public Square, located in Nashville, Tennessee, Davidson, Tennessee, conducted by the Substitute Trustee as identified and set for the herein below, pursuant to Deed of Trust executed by CHARLIE F. BUCHANAN AND FELICIA A. JONES BUCHANAN, HUSBAND AND WIFE, to Mary Frances Rudy, Trustee, and recorded on 09/28/2005 as Instrument No. 20050928-0116599, in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-K11 The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of records: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 157, BUENA VISTA ESTATES, SECTION 5, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 22. IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO GRANTOR(S) BY DEED RECORDED SIMULTANEOUSLY HERewith IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR INSTRUMENT #20050928-0116599, REGISTER'S OFFICE FOR SAID COUNTY. Tax ID: 059 05 0 179.0006905017900 Current Owner(s) of Property: CHARLIE F. BUCHANAN AND FELICIA A. JONES BUCHANAN, HUSBAND AND WIFE The street address of the above described property is believed to be 4135 FARMVIEW DRIVE, NASHVILLE, TN 37218, 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 TRUSTEE. OTHER INTERESTED PARTIES: MIDDLE TENNESSEE EMERGENCY PHYSICIANS PC; RUCKER'S AUTO SALES INC. If applicable, the notice requirements of Tenn. Code Ann. 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 Substitute Trustee. 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 Tenn. Code Ann. §67-1-1433. This property is being sold with the express reservation that the sale is

