

Legals

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 therein 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 Lublin 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 Lublin 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. 20061207-0151423. Parcel ID: 059 15 0 125.00 PROPERTY ADDRESS: The street address of the property is believed to be 270 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 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 Lublin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 rlsellaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 Ad #233998 2024-06-27 2024-07-04 2024-07-11

CREST SUBDIVISION, PHASE II, OF RECORD IN INSTRUMENT NO. 200204030040556, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE IN COMPLETE AND ACCURATE DESCRIPTION THEREOF. Parcel ID: 141 12 0E 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: HARPETH CREST HOMEOWNERS ASSOCIATION, INC., DISCOVER BANK ISSUER OF DISCOVER CARD, HARPETH FINANCIAL SERVICES LLC DBA ADVANCE FINANCIAL, HARPETH 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 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 Lublin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 rlsellaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 Ad #233994 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 therein 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 Lublin 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 Lublin 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: A CERTAIN 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 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 Lublin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 rlsellaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 Ad #233998 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, 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-KS11 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 0 175.00 050505017900 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 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's attorney, MWZM File No. 23-000049-453-2 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/tm_investors.php Ad #234136 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 500, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Parcel ID: 043020A2440000 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 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 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. 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's attorney, MWZM File No. 23-000049-453-2 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/tm_investors.php Ad #234136 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 10:00AM 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 DAVID SWIFT AND AMY SWIFT, to Greg Smither, Trustee, on June 15, 2017, as Instrument No. 20170623-0063266 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: First Horizon Bank 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. 83 on the Plan of Battlewood, Section One, of record in Plat Book 1835, page 31, 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 David Swift and Amy Swift, husband and wife by Warranty Deed from Anne E. Triplett of record in Instrument No. 20110623-0063265, in the Register's Office for Davidson County, Tennessee. Map/Parcel 119-12-0-108.00 This property is more commonly referred to as follows: 727 Carlyle Place, Nashville, Tennessee 37211. Tax ID: 11912010800 Current Owner(s) of Property: DAVID SWIFT AND AMY SWIFT The street address of the above described property is believed to be 727 Carlyle Pl, Nashville, TN 37211, 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: None 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's attorney, MWZM File No. 24-000084-391-1 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/tm_investors.php Ad #234438 2024-07-04 2024-07-11 2024-07-18

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 April 10, 2019, executed by QUINCY WILLIAMS AND MONCHELLAS PARKS WILLIAMS, MARRIED, to National Registered Agents, Inc. as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONSTAR MORTGAGE LLC DBA MR. COOPER, its successors and assigns, recorded on April 18, 2019 in Instrument Number: 20190418-0035596, in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made; and WHEREAS, SELECT PORTFOLIO SERVICING, INC., hereinafter "Creditr", 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 and imposed upon said Substitute Trustee, will, on August 08, 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 ONLY 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 HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF MADISON, COUNTY OF DAVIDSON, STATE OF TN, AND IS DESCRIBED AS FOLLOWS: BEING LOT NO. 95, SECTION FIVE, CUMBERLAND STATION AT WILSON CAMP SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT #2006018000553, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TN, BEING THE SAME PROPERTY CONVEYED FROM RANDALL PHILLIPS HOMES, LLC TO QUINCY WILLIAMS AND MONCHELLAS PARKS WILLIAMS, MARRIED BY DEED DATED JANUARY 19, 2007 AND RECORDED MARCH 2, 2007 AS INSTRUMENT NUMBER 20070302-0025818, OF OFFICIAL RECORDS. Commonly known as: 1017 PAWNEE TRL, MADISON, TN 37115 Parcel number(s): 053 09 0B 180.00C 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: QUINCY WILLIAMS; CUMBERLAND STATION AT WILSON CAMP HOMEOWNERS ASSOCIATION, INC.; MONCHELLAS PARKS WILLIAMS. 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 Creditr, 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 2024 Hamilton Place, Suite 380 Chattanooga, TN 37421 (423) 498-7400 Info@rsag.com Please reference file number 23-155717 when contacting our office. Investors website: https://www.rascrnsalesinfo.com/ THIS OFFICE MAY BE CONTACTED AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

--- PLEASE PUBLISH ALL INFORMATION ABOVE. Ad #234681 2024-07-11 2024-07-18 2024-07-25

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, 2018, executed by DONNA M. AMMONS and ROGER B. AMMONS conveying certain real property therein described to MARK A. ROSSER, ESQ., OF KNOX COUNTY, TN, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded August 20, 2018, at Instrument Number 20180620-0023319; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to NewRez LLC dba Shellpoint Mortgage Servicing who is now the owner of said debt; and WHEREAS, the undersigned, Ruben Lublin 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 Lublin 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 22, 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: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1280 ON THE PLAN OF CHARLOTTE PARK, SECTION 18, AS OF RECORD IN BOOK 3600, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 1280 FRONTS 75.0 FEET ON THE NORTHERLY SIDE OF LANDAU DRIVE AND EXTENDS BACK 179.9 FEET ON THE EASTERLY LINE AND 190.0 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 76.90 FEET THEREON. Parcel ID: 102-03-0-084.00 PROPERTY ADDRESS: The street address of the property is believed to be 528 LANDAU DR, NASHVILLE, TN 37209. 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): ESTATE AND/

CONTINUED TO B10

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Legals/Classifieds

CONTINUED FROM PAGE B9

OR HEIRS AT LAW OF DONNA M. AMMONS. OTHER INTERESTED PARTIES: THE BANK OF NASHVILLE. 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. Rubin Lublin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071. rlslaw.com/ property-listing Tel: (877) 813-0992 Fax: (478) 508-9401 Ad #234775 2024-07-11 2024-07-18 2024-07-25

CHENETA DILLARD vs JAMES DILLARD Docket #24D500

In this cause it appearing to the satisfaction of the Court that the defendant is a non-resident of the State of Tennessee, therefore the ordinary process of law cannot be served upon JAMES DILLARD. It is ordered that said Defendant enter HIS appearance herein with thirty (30) days after July 25th, 2024 same being the date of the last publication of this notice to be held at Metropolitan Circuit Court located at 1 Public Square, Room 302, Nashville, Tennessee and

defend or default will be taken on August 26, 2024. It is therefore ordered that a copy of the Order be published for four (4) weeks succession in the Tennessee Tribune, a newspaper published in Nashville. Attorney for Plaintiff, RICHARD HEDGEPATH, Joseph P. Day, Clerk, June 27th 2024, Deputy Clerk K. Bass. Publish Dates: July 4, 11, 18, 25, 2024

NOTICE TO CREDITORS #24P1088

ESTATE OF ANNA BELLE BASS. Notice is hereby given that on the 21st day of June, Letters of Authority in respect to the estate of, ANNA BELLE BASS who died on 03/31/2024 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and non-resident, having claims, matured, or un-matured, against the estate are required to file same with the clerk of the above name court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred: (1) (A) Four (4) months from the date of the first publication (or posting), as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty(60) days before the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or post-

ing) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 31st day of MARCH 2024. Personal Representative(s); ROSETTA BASS 1108 LAWRENCE AVE NASHVILLE, TN 37204; Attorney for Personal Representative(s); BARRY JR., JAMES ADDISON 115 N CASTLE HEIGHTS AVE STE 101 LEBANON, TN 37087; Publish dates July 4, and July 11

NOTICE TO CREDITORS #24P1079

ESTATE OF PATRICIA ANN ANGEL. Notice is hereby given that on the 20th day of June, Letters of Authority in respect to the estate of, PATRICIA ANN ANGEL who died on 12/26/2023 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and non-resident, having claims, matured, or un-matured, against the estate are required to file same with the clerk of the above name court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred: (1) (A) Four (4) months from the date of the first publication (or posting), as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty(60) days before the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four

(4) months from the date of the first publication (or posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 26th day of DECEMBER 2023. Personal Representative(s); DAWN SIMMONS 2224 GILMORE CROSSING LANE NASHVILLE, TN 37218; Attorney for Personal Representative(s); DUNCAN, JAD ANDREW 161 BELLE FOREST CIRCLE NASHVILLE, TN 37221; Publish dates July 4, and July 11

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