

# Legals

**NOTICE TO CREDITORS**  
#24P1547

ESTATE OF MARY ELLEN CHERRINGTON FERGUSON. Notice is hereby given that on the 14<sup>th</sup> day of August, Letters of Authority in respect to the estate of, MARY ELLEN CHERRINGTON FERGUSON who died on 03/29/2024 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 posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 29<sup>th</sup> day of MARCH 2024. Personal Representative(s); ROBERTA GAYLE FERGUSON LANE 547 HIGHCREST DRIVE NASHVILLE, TN 37211; Attorney for Personal Representative(s); CALDWELL, BRIAN ALLEN 511 GEORGIA AVE. CHATTANOOGA, TN 37403; Publish dates Aug 22<sup>nd</sup>, 22<sup>nd</sup>

**NOTICE TO CREDITORS**  
#24P1407

ESTATE OF IDA MARTIN. Notice is hereby given that on the 29<sup>th</sup> day of July, Letters of Authority in respect to the estate of, IDA MARTIN who died on 04/05/2024 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 posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 05<sup>th</sup> day of APRIL 2024. Personal Representative(s); QUINTA MARTIN-PICKRUM 643 WEST NOCTURNE DRIVE NASHVILLE, TN 37207; Attorney for Personal Representative(s); JOHNSON, ANDRE PHILIP 1720 WEST END AVENUE SUITE 300 NASHVILLE, TN 37203; Publish dates Aug 15<sup>th</sup>, 22<sup>nd</sup>

**NOTICE TO CREDITORS**  
#24P1365

ESTATE OF MALCOLM EDWARD BELLAMY. Notice is hereby given that on the 30<sup>th</sup> day of July, Letters of Authority in respect to the estate of, MALCOLM EDWARD BELLAMY who died on 02/18/2024 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 posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 18<sup>th</sup> day of FEBRUARY 2024. Personal Representative(s); MADISON BELLAMY 1020

WINDEMERE DRIVE GALLATIN, TN 37066; Attorney for Personal Representative(s); DUNCAN, JAD ANDREW 161 BELLE FOREST CIRCLE NASHVILLE, TN 37221; Publish dates Aug 15<sup>th</sup>, 22<sup>nd</sup>

**NOTICE TO CREDITORS**  
#24P1258

ESTATE OF LARUE DEWAYNE WARD. Notice is hereby given that on the 31<sup>st</sup> day of July, Letters of Authority in respect to the estate of, LARUE DEWAYNE WARD who died on 12/21/2023 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 21<sup>st</sup> day of DECEMBER 2023. Personal Representative(s); BRIDGETT BUCKLES 615 MAIN ST., SUITE 106 NASHVILLE, TN 37206; Attorney for Personal Representative(s); HAIRSTON II, ROLAND THOMAS 615 MAIN STREET SUITE 106 NASHVILLE, TN 37206; Publish dates Aug 15<sup>th</sup>, 22<sup>nd</sup>

**NOTICE TO CREDITORS**  
#24P1441

ESTATE OF PAMELA SUE JONES. Notice is hereby given that on the 01<sup>st</sup> day of July, Letters of Authority in respect to the estate of, PAMELA SUE JONES who died on 09/22/2023 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 22<sup>nd</sup> day of SEPTEMBER 2023. Personal Representative(s); CHARLES MICHAEL JONES 1424 BRANNOM DR MADISON, TN 37115; Attorney for Personal Representative(s); WISCHHOF, DANIEL LOREN 124 LONG HOLLOW PIKE GOODLETTSVILLE, TN 37072; Publish dates Aug 15<sup>th</sup>, 22<sup>nd</sup>

**NOTICE TO CREDITORS**  
#24P1315

ESTATE OF EUGENE D LOCKYEAR. Notice is hereby given that on the 31<sup>st</sup> day of July, Letters of Authority in respect to the estate of, EUGENE D LOCKYEAR who died on 03/17/2024 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 posting) as described in (1)

(A); or Twelve (12) months from the decedent's date of death this 17<sup>th</sup> day of MARCH 2024. Personal Representative(s); SHAYRON P LOCKYEAR 132 CARNAVON PARKWAY NASHVILLE, TN 37205; Attorney for Personal Representative(s); BLEVINS, ALLEN WAYNE 4817 KINGSTON PIKE KNOXVILLE, TN 37919; Publish dates Aug 15<sup>th</sup>, 22<sup>nd</sup>

**NOTICE TO CREDITORS**  
#24P1396

ESTATE OF EDWIN G. JENKINS. Notice is hereby given that on the 25<sup>th</sup> day of July, Letters of Authority in respect to the estate of, EDWIN G. JENKINS who died on 04/23/2024 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 posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 23<sup>rd</sup> day of APRIL 2024. Personal Representative(s); ALLEN CRAIG 112 GREY PLACE MT. JULIET, TN 37122; Attorney for Personal Representative(s); BARRY JR., JAMES ADDISON 115N CASTLE HEIGHTS AVE STE 101 LEBANON, TN 37087; Publish dates Aug 15<sup>th</sup>, 22<sup>nd</sup>

**NOTICE TO CREDITORS**  
#24P1545

ESTATE OF ELBERT RAY FAULKNER. Notice is hereby given that on the 08<sup>th</sup> day of August, Letters of Authority in respect to the estate of, ELBERT RAY FAULKNER who died on 05/16/2024 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 posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 16<sup>th</sup> day of MAY 2024. Personal Representative(s); DOROTHY FAYE FAULKNER 5900 CALIFORNIA AVE NASHVILLE, TN 37209; Attorney for Personal Representative(s); FREEMAN, JOHN BLAKE 114 BENSON RD NASHVILLE, TN 37214; Publish dates Aug 15<sup>th</sup>, 22<sup>nd</sup>

**NOTICE TO CREDITORS**  
#24P1474

ESTATE OF HAROLD EUGENE RODGERS. Notice is hereby given that on the 07<sup>th</sup> day of August, Letters of Authority in respect to the estate of, HAROLD EUGENE RODGERS who died on 05/21/2024 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 posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 21<sup>st</sup> day of MAY 2024. Personal 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 December 9, 2021, executed by DONALD E. BRANDT and YVETTE PELSER AKA YVETTE PELSE conveying certain real property therein described to BANKERS TITLE & ESCROW CORPORATION, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded December 20, 2021, at Instrument Number 20211220-0167673; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Civic Real Estate Holdings III, LLC, 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 September 12, 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: BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 305, OF ILLUME, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED UNDER THE DECLARATION ESTABLISHING ILLUME OF RECORD IN INSTRUMENT NUMBER 20191113-0117091, AMENDED IN INSTRUMENT NO. 20200127-0009640 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; AND THE BYLAWS FOR THE ADMINISTRATION THEREOF; AND EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT "B-2" TO SAID DECLARATION, TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT D TO SAID DECLARATION BEING THE SAME PROPERTY CONVEYED TO DONALD BRANDT AND YVETTE PELSER HUSBAND AND WIFE BY COUTLAM DEED FROM DONALD E. BRANDT OF RECORD IN INSTRUMENT NO. 20211220-0167673; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Parcel ID: 105 02 1Q 305.00 PROPERTY ADDRESS: The street address of the property is believed to be 920 SOUTH ST. UNIT 305, NASHVILLE, TN 37203. 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): DONALD E. BRANDT, YVETTE PELSER AKA YVETTE PELSE OTHER INTERESTED PARTIES: MACK PHILLIPS 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 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 rlselaw.com/property-legal Tel: (877) 813-0992 Fax: (470) 508-9401 Ad #236045 2024-08-08 024-08-15 2024-08-22

SUBSTITUTE TRUSTEE'S SALE Sale at public auction will be on September 19, 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 TAINA FELIX, to Robert M. Wilson Jr., Trustee, on April 9, 2010, as Instrument No. 20100420-0029620 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: NEW REZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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 following land in Davidson County, Tennessee: Being Lot No. 130 on the plan of subdivision of River Trace Estates, Phase 1, Section 2, Lots 97-101, 102-108, 115-119, 122-123, 130-143, 163-164, 177-184, of record in Plat Book 6250, Page 956, amended in "Plat Book 6900, Page 741, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Being the same property conveyed to GMAC Mortgage in Trustee's Deed filed as Instrument Number 20070226-0023192. Being the same property conveyed from GMAC Mortgage, LLC successor by merger to GMAC Mortgage Corporation to

CONTINUED TO B10

## Commission Sales Position Available

Looking for an energetic, motivated self-starter to sell ads for newspaper and online. Please send an email to: Sales1501@tntribune.com

## Investigative Reporter Position Available

If interested please send an email with your resume to: TennesseeTribuneWriters@aol.com

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LOCALLY OWNED & OPERATED  
BY THE GEBERS FAMILY  
SINCE 2002



**FOUNDATION & CRAWL SPACE Repair**

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- ✓ Healthy Crawl Spaces
- ✓ Stable Foundations
- ✓ Humidity Control
- ✓ Dry Basements
- ✓ Level Concrete



**ALL THINGS BASEMENTY!**

**\$250<sup>HO</sup> ANY PROJECT**

Not to Exceed 5% of project. Cannot be combined with any other offer or promotional financing. Must be presented at time of inspection. Limitations may apply. Expires 08/31/24.



**844-978-3001**  
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LOCALLY OWNED & OPERATED  
BY THE GEBERS FAMILY  
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**FOUNDATION & CRAWL SPACE Repair**

- ✓ Stable Foundations
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**844-978-3001**  
FrontierFoundations.com

# Legals/Classifieds

ill be on September 19, 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 TAINA FELIX, to Robert M. Wilson Jr, Trustee, on April 9, 2010, as Instrument No. 20100420-0029620 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: NEW REZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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 following land in Davidson County, Tennessee: Being Lot No. 130 on the plan of resubdivision of River Trace Estates, Phase 1, Section 2, Lots 97-101, 102-108, 113-119, 122-123, 130-143, 163-164, 177- 184, of record in Plat Book 6250, Page 995, amended in Plat Book 6900, Page 741, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description Being the same property conveyed to GMAC Mortgage in Trustee's Deed filed as Instrument Number 20070226-0023192. Being the same property conveyed from GMAC Mortgage, LLC successor by merger to GMAC Mortgage Corporation to Taina Felix by deed dated 04/27/2007 and recorded 05/01/2007 in Instrument No. 20070501 0051929. P.L.D no: 062 02 0A1300000 Tax ID: 062020A13000 Current Owner(s) of Property: TAINA FELIX The street address of the above described property is believed to be 2864 Sismetboat Drive, Nashville, TN 37214, 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 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 or the Mortgagee's attorney. MWZM File No. 24-000172-505-1 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/tn\\_investors.php](http://mwzmlaw.com/tn_investors.php) Ad #236599 2024-08-15 2024-08-22 2024-08-29

SUBSTITUTE TRUSTEES SALE Sale at public auction will be on 09/06/2024 on or about 10:00 AM, 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 VERNON MCGUIRE JR AND WIFE, SHERRIE MCGUIRE, to ATTY ARNOLD M WEISS, Trustee, and recorded on 02/21/2006 as Instrument No. 20060221-0019695 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: Wells Fargo Bank, N.A., as Trustee for Carington Mortgage Loan Trust Series 2006-RFC1 Asset-Backed Pass-Through Certificates 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. 146 ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS), A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 8181, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. PROPERTY COMMONLY KNOWN AS: 515 GRANWOOD BLVD, OLD HICKORY, DAVIDSON COUNTY, TENNESSEE: BEING ALL OF THE SAME PROPERTY CONVEYED TO VERNON MCGUIRE, JR. AND WIFE SHERRIE MCGUIRE BY WARRANTY DEED FROM RONALD A. PETROUNE AND WIFE, JENNIFER L. PETROUNE DATED JANUARY 4, 1999 OF RECORD IN BOOK 11291, PAGE 362, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Tax ID: 063 16 08 087.00 / 063-16-0-B 87.00 CO / 63-16-B87 / 087.00

/ 0631608087000 Current Owner(s) of Property: VERNON MCGUIRE JR AND WIFE, SHERRIE MCGUIRE The street address of the above described property is believed to be 512 GRANWOOD BLVD, OLD HICKORY, TN 37138, 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: HOMECOMINGS FINANCIAL NETWORK, 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. 2024-00270-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 Email: [Foreclosurerev@allsource.com](mailto:Foreclosurerev@allsource.com) Ad #236636 2024-08-15 2024-08-22 2024-08-29

NOTICE OF SUBSTITUTE TRUSTEES SALE WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated February 24, 2006, executed by KATE KASTELNIK and MICHAEL BOUTTE conveying certain real property therein described to ROBERT M. WILSON, JR., as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded March 6, 2006, at Instrument Number 20060306-0025410;

and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-C 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 September 19, 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: BEING LOT NO. 18 AS SHOWN ON THE PLAN FINAL PLAT ROSEBANK MEADOWS - PHASE ONE, AS RECORDED IN PLAT BOOK 9700, PAGE 531, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION BEING THE SAME PROPERTY CONVEYED TO KATE KASTELNIK AND MICHAEL BOUTTE, WIFE AND HUSBAND BY WARRANTY DEED FROM CHRISTIE VAUGHN, A SINGLE WOMAN, OF RECORD IN INSTRUMENT # 20060306-0025408, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE. Parcel ID: 083 08 0 250.00 PROPERTY ADDRESS: The street address of the property is believed to be 948 DALEBROOK LANE, NASHVILLE, TN 37208. In the event of any discrepancy between the street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): KATE KASTELNIK, MICHAEL BOUTTE 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 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 [rls@lwm.com](mailto:rls@lwm.com) property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 Ad #236670 2024-08-15 2024-08-22 2024-08-29

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