

# 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 July 23, 2019, executed by JAMES PATRICK DORTCH, SR. AKA JAMES PATRICK DORTCH and LINDA B. DORTCH conveying certain real property therein described to YALE RILEY, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded July 31, 2019, at Instrument Number 20190731-0075522; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. 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 October 3, 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 SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN, BEING LOT NO. 31 ON THE MAP OF LUNA HEIGHTS SUBDIVISION, SECTION II, AS OF RECORD IN BOOK 2900, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 31 BEGINS AT A POINT MARKED BY A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF LUNA DRIVE 161.1 FEET MORE OR LESS, EASTERLY FROM THE INTERSECTION OF LUNA DRIVE AND LALLEMAND DRIVE, THENCE S. 5 DEGREES 36 MINUTES W. 175.1 FEET TO A CONCRETE MONUMENT; THENCE S. 28 DEGREES 34 MINUTES W. 50.0 FEET TO AN IRON PIN; THENCE NORTHWESTWARDLY 225.0 FEET TO AN IRON PIN IN THE SOUTHEASTERLY MARGIN OF LALLEMAND DRIVE AT THE COMMON CORNER OF LOTS NOS. 30 AND 31; THENCE NORTHEASTWARDLY 155.0 FEET TO A CONCRETE MONUMENT IN THE EASTERLY MARGIN OF LALLEMAND DRIVE WHICH MARKS THE BEGINNING OF A CURVE WITH THE RADIUS OF 25.0 FEET; THENCE WITH SAID CURVE TO THE NORTH, THEN TO THE EAST 39.3 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF LUNA DRIVE; THENCE WITH SAID MARGIN SOUTHEASTWARDLY 161.1 FEET TO THE POINT OF BEGINNING, BEING THE SAME PROPERTY CONVEYED TO JAMES PATRICK DORTCH, SR., BY DEED DATED DECEMBER 28, 1999 OF RECORD IN DEED INSTRUMENT/CASE NO. 199912300308778, IN THE COUNTY CLERK'S OFFICE. Parcel ID: 148 02 086.00 PROPERTY ADDRESS: The street address of the property is believed to be 205 LUNADR, NASHVILLE, TN 37211. 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): JAMES PATRICK DORTCH, SR. AKA JAMES PATRICK DORTCH, LINDA B. DORTCH OTHER INTERESTED PARTIES: The sale of the above-described property shall be subject to all matters shown on any recorded plat, 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 and otherwise, and homestead are expressly waived in said Deed of Trust, and the undersigned will sell and convey only as Substitute Trustee, or its agent, by virtue of the power, duty and authority vested in and imposed upon said Substitute Trustee, will, on October 03, 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: SITUATED IN THE COUNTY OF DAVIDSON STATE OF TENNESSEE, BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF GLENROSE AVENUE, 31.11 FEET WEST OF THE POINT OF CURVATURE OF A 1.533 DEGREE CURVE WHICH IS 50.68 FEET EAST (ON THE SOUTHERLY RIGHT-OF-WAY OF SAID GLENROSE AVENUE) OF THE EASTERLY RADIUS POINT AT THE INTERSECTION OF BLACKSTONE PLACE AND GLENROSE AVENUE, AS SHOWN IN THE PLAT OF THOMPSON LANE PARK, OF RECORD IN BOOK 2331, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF SAID GLENROSE AVENUE IN 74° 12' W 100.00 FEET TO A POINT, THENCE N 15° 48' E, 304.5 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF THE N° C° ST. L. RAILROAD; THENCE S 86° 49' E, 102.63 FEET TO A POINT IN SAID RIGHT-OF-WAY OF SAID RAILROAD; THENCE S 15° 48' W, 327.13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.720 ACRES, BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO.20130908-0083470 OF THE DAVIDSON COUNTY, TENNESSEE RECORDS, SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. Commonly known as: 2632 GLENROSE AVE NASHVILLE, TN 37210 Parcel number(s): 119 07 0110.01 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; 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 future filing; and any matter that an accurate survey of the property might disclose. Additionally, the following parties might claim an interest in the property: NEMORIO VAZQUEZ. 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 the Grantor, the Substitute Trustee, or their successor(s), assignor(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@rsq.com. Please reference file number 24-220609 when contacting our office. Investors website: https://www.rascralesaleinfo.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 #237396 2024-08-29 2024-09-05 2024-09-12

**SUBSTITUTE TRUSTEE'S SALE** Sale at public auction will be on 09/25/2024 on or about 10:00 AM. At the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN, Davidson County, Tennessee, conducted by the Substitute Trustee as identified and set for the herein below, pursuant to Deed of Trust executed by JAMES SPENCER, Unmarried, to Robert M. Wilson, Esquire, Trustee, and recorded on 06/27/2005 as Instrument No. 20050627-0073681, 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 Passing Through Certificates, Series 2005-EMX3 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; Being Lot No. 1 on the Plan of Ashley Place, as of record in Page Book 7900, page 123, corrected in Book 8307, page 239, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to James Spencer, unmarried, by deed of record in Instrument No.20050627-0073680, Register's Office for Davidson County, Tennessee. Tax ID: 0782016330 (078 05 0 153.00) 78-153 (078 05 0 153.00 078-05-009-Current Owner(s) of Property: JAMES SPENCER, Unmarried The street address of the above described property is believed to be 4705 ASHLEY WAY, HERMITAGE, TN 37076, 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: Microf, HARPEH FINANCIAL SERVICES LLC DBA ADVANCE FINANCIAL; ASCEND FEDERAL CREDIT UNION; 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. 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. MWZM File No. 23-000418-671-1 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 #237292 2024-08-29 2024-09-05 2024-09-12

**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 9, 2020, executed by NEMORIO VAZQUEZ AKA NEMORIO VAZQUEZ, UNMARRIED, to U.S. Bank Trust Company, National Association, as Trustee for U.S. BANK NATIONAL ASSOCIATION, its successors and assigns, recorded on June 3, 2020, in Instrument Number: 20200603-0057211, in the Register of Deeds of Davidson County, Tennessee; and WHEREAS, the following reference is hereby made; and WHEREAS, U.S. BANK NATIONAL ASSOCIATION, 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 October 03, 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: SITUATED IN THE COUNTY OF DAVIDSON STATE OF TENNESSEE, BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF GLENROSE AVENUE, 31.11 FEET WEST OF THE POINT OF CURVATURE OF A 1.533 DEGREE CURVE WHICH IS 50.68 FEET EAST (ON THE SOUTHERLY RIGHT-OF-WAY OF SAID GLENROSE AVENUE) OF THE EASTERLY RADIUS POINT AT THE INTERSECTION OF BLACKSTONE PLACE AND GLENROSE AVENUE, AS SHOWN IN THE PLAT OF THOMPSON LANE PARK, OF RECORD IN BOOK 2331, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF SAID GLENROSE AVENUE IN 74° 12' W 100.00 FEET TO A POINT, THENCE N 15° 48' E, 304.5 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF THE N° C° ST. L. RAILROAD; THENCE S 86° 49' E, 102.63 FEET TO A POINT IN SAID RIGHT-OF-WAY OF SAID RAILROAD; THENCE S 15° 48' W, 327.13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.720 ACRES, BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO.20130908-0083470 OF THE DAVIDSON COUNTY, TENNESSEE RECORDS, SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. Commonly known as: 2632 GLENROSE AVE NASHVILLE, TN 37210 Parcel number(s): 119 07 0110.01 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; 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 future filing; and any matter that an accurate survey of the property might disclose. Additionally, the following parties might claim an interest in the property: NEMORIO VAZQUEZ. 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 the Grantor, the Substitute Trustee, or their successor(s), assignor(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@rsq.com. Please reference file number 24-220609 when contacting our office. Investors website: https://www.rascralesaleinfo.com/THIS OFFICE MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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**SUBSTITUTE TRUSTEE'S SALE** Sale at public auction will be on 09/25/2024 on or about 10:00 AM. At the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN, Davidson County, Tennessee, conducted by the Substitute Trustee as identified and set for the herein below, pursuant to Deed of Trust executed by JAMES SPENCER, Unmarried, to Robert M. Wilson, Esquire, Trustee, and recorded on 06/27/2005 as Instrument No. 20050627-0073681, 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 Passing Through Certificates, Series 2005-EMX3 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; Being Lot No. 1 on the Plan of Ashley Place, as of record in Page Book 7900, page 123, corrected in Book 8307, page 239, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to James Spencer, unmarried, by deed of record in Instrument No.20050627-0073680, Register's Office for Davidson County, Tennessee. Tax ID: 0782016330 (078 05 0 153.00) 78-153 (078 05 0 153.00 078-05-009-Current Owner(s) of Property: JAMES SPENCER, Unmarried The street address of the above described property is believed to be 4705 ASHLEY WAY, HERMITAGE, TN 37076, 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: Microf, HARPEH FINANCIAL SERVICES LLC DBA ADVANCE FINANCIAL; ASCEND FEDERAL CREDIT UNION; 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. 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. MWZM File No. 23-000418-671-1 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 #237292 2024-08-29 2024-09-05 2024-09-12

**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 5, 2023, executed by PROPERTY SOLUTIONS GROUP OF TN, LLC, conveying certain

real property therein described to AMERICAN REALTY TITLE, LLC, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded April 10, 2023, at Instrument Number 20230410-0026068; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust 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 October 10, 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. 37 ON THE PLAN OF SEVEN OAKS, SECTION II, OF RECORD IN BOOK 2133, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT, BEING THE SAME PROPERTY CONVEYED TO PROPERTY SOLUTIONS GROUP OF TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM NIKKI HATCHER, FKA NIKKI R. FRAME, OF RECORD IN INSTRUMENT NO. 20230410026067, RODCT, Parcel ID: 120 10 0 010.00 PROPERTY ADDRESS: The street address of the property is believed to be 336 PINEWAY DRIVE, NASHVILLE, TN 37217. 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): PROPERTY SOLUTIONS GROUP OF TN, LLC. OTHER INTERESTED PARTIES: The sale of the above-described property shall be subject to all matters shown on any recorded plat, 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 Lubin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 fselaw.com/property-listing Tel: (877) 813-0952 Fax: (470) 508-9401 Ad #237650 2024-09-05 2024-09-12 2024-09-12

**SUBSTITUTE TRUSTEE'S SALE** Sale at public auction will be on October 17, 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 MARY ELLEN PARNELL AND CHARLES DOUGLAS PARNELL, to Scott B. Goldschein, ESQ., Trustee, on June 28, 2006, as Instrument No. 20070208-0016697 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: NewRez 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; LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: Land in Davidson County, Tennessee being Lot No. 37 on the plan of Hazelwood, Section 16, of record in Book 5060, Page 70, Register's Office for Davidson County, Tennessee to which plan reference is hereby made a complete and accurate description thereof. BEING THE SAME PROPERTY CONVEYED TO Mary Ellen Perkins from Mary Ellen Perkins AKA Mary Ellen Busha AKA Mary E. Perkins and Mabel B. Perkins by Quit Claim Deed dated July 9, 2004, and recorded on December 15, 2004, as Document No. 20041216-0149773 Tax ID: 14808016100 Current Owner(s) of Property: MARY ELLEN PARNELL AND CHARLES DOUGLAS PARNELL The street address of the above described property is believed to be 4436 Dowdy Drive, 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: 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. MWZM File No. 24-000183-505-1 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/investors.php Ad #237903 2024-09-05 2024-09-12 2024-09-19

**NOTICE TO CREDITORS #24P1634** ESTATE OF LAWRENCE A RUSSELL SR. Notice is hereby given that on the 27<sup>th</sup> day of August, Letters of Authority in respect to the estate of, LAWRENCE A. RUSSELL SR., who died on 07/21/2024 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 of the first publication (or posting); or (2) Twelve (12) 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 of the first publication (or posting), as the case may be) of this Notice 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 11<sup>th</sup> day of FEBRUARY 2024. Personal Representative(s): ANGELA ANNA ST JOHN ROSE 1700 TURNER STREET OLD HICKORY, TN 37138; Attorney for Personal Representative(s): LEWIS, CARL BENJAMIN 316 WEST MAIN STREET MURFREESBORO, TN 37130; Publish dates Sept. 5<sup>th</sup>, 12<sup>th</sup>

**NOTICE TO CREDITORS #24P1042** ESTATE OF SHIRLEY TEMPLE ST JOHN. Notice is hereby given that on the 29<sup>th</sup> day of August, Letters of Authority in respect to the estate of, SHIRLEY TEMPLE ST JOHN, who died on 02/11/2024 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 of the first publication (or posting); or (2) Twelve (12) 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, 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 11<sup>th</sup> day of FEBRUARY 2024. Personal Representative(s): ANGELA ANNA ST JOHN ROSE 1700 TURNER STREET OLD HICKORY, TN 37138; Attorney for Personal Representative(s): LEWIS, CARL BENJAMIN 316 WEST MAIN STREET MURFREESBORO, TN 37130; Publish dates Sept. 5<sup>th</sup>, 12<sup>th</sup>

**MOHAMED BADAWI vs JAMIE RADFORD Docket #23D941** In this case 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 JAMIE RADFORD. It is ordered that said Defendant enter HIS appearance herein with thirty (30) days after September 26<sup>th</sup>, 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 October 28, 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, Sept. 5<sup>th</sup>, 12<sup>th</sup>, 19<sup>th</sup>, 26<sup>th</sup> Attorney for Plaintiff, Joseph P. Day, Clerk BRANDES B HOLCOMB August 30<sup>th</sup> 2024

**SUBSTITUTE TRUSTEE'S SALE** Sale at public auction will be on October 3, 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 JANA FULTS AND BRANDON FULTS, to Limestone Title & Escrow, LLC, Trustee, on March 7, 2022, as Instrument No. 20220321-0032361 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: Selene Finance, LP 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. 40 on the plan of Meadowview Acres, Section III, as of record in Book 2063, page 85, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Jana Fults and Brandon Fults, a married couple, as tenants in common from Jana Sanders Fults, a married individual, by Quitclaim Deed dated 08/08/2019 and recorded 08/09/2019 in Instrument No. 20190809-0079529, Register's Office of said County. Being the same property conveyed to Jo Ann Sanders from John A. Hobbs, by Quitclaim Deed dated 03/13/2006 and recorded 03/20/2006 in Instrument No. 20060320-0032017, Register's Office of said County. Also being the same property conveyed to Jana Sanders Fults from Jo Ann Sanders by Affidavit of Heirship dated 06/29/2019 and recorded 07/12/2019 in Instrument No. 20190712-0067927, Register's Office of said County. Being the same property conveyed to John A. Hobbs, a married man from Roger D. Cates, a married man, by Warranty

encumbrances; any priority created by a future filing; and any matter that an accurate survey of the property might disclose. Additionally, the following parties might claim an interest in the property: NEMORIO VAZQUEZ. 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 the Grantor, the Substitute Trustee, or their successor(s), assignor(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@rsq.com. Please reference file number 24-220609 when contacting our office. Investors website: https://www.rascralesaleinfo.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 #237396 2024-08-29 2024-09-05 2024-09-12

**SUBSTITUTE TRUSTEE'S SALE** Sale at public auction will be on 09/25/2024 on or about 10:00 AM. At the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN, Davidson County, Tennessee, conducted by the Substitute Trustee as identified and set for the herein below, pursuant to Deed of Trust executed by JAMES SPENCER, Unmarried, to Robert M. Wilson, Esquire, Trustee, and recorded on 06/27/2005 as Instrument No. 20050627-0073681, 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 Passing Through Certificates, Series 2005-EMX3 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; Being Lot No. 1 on the Plan of Ashley Place, as of record in Page Book 7900, page 123, corrected in Book 8307, page 239, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to James Spencer, unmarried, by deed of record in Instrument No.20050627-0073680, Register's Office for Davidson County, Tennessee. Tax ID: 0782016330 (078 05 0 153.00) 78-153 (078 05 0 153.00 078-05-009-Current Owner(s) of Property: JAMES SPENCER, Unmarried The street address of the above described property is believed to be 4705 ASHLEY WAY, HERMITAGE, TN 37076, 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: Microf, HARPEH FINANCIAL SERVICES LLC DBA ADVANCE FINANCIAL; ASCEND FEDERAL CREDIT UNION; 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. 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. MWZM File No. 23-000418-671-1 Mackie Wolf Zientz & Mann, P.C., Substitute Trustee(s) Cool Springs Commons, Suite 273 7100 Commerce Way Brentwood, TN 37027 TN INVESTORS PAGE: http://mwz