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 February 9, 2021, executed by IVAN PERAZA conveying certain real property therein described to YALE RILEY, as Trustee, as same appears of record in TRLE RULE1, as Tustee, as saint epiperas or lead in the Register's Office of Davidson County, Tennessee recorded February 22, 2021, at Instrument Number 2021022-0021109; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Rocket Mortgage, LLC fl/ka Quicken Loans, LLC who is now the number fresid debt and WHEPEAS. LLC who is now the owner of said debt; and WHEREAS the undersigned, Rubin 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, Rubin Lublin The County of the C tote an payatine, and late the throughglest, Novil Louin 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 January 9, 2025 at 11:00 AM at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 27001 second he cell of the bis bidness to the bis bidness. 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. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 50 ON THE PLAN OF WOODLAND POINT, PHASE III, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME (BEING THE TOWNHOME AREA WOODLAND POINT), LOCATED ON FAWN CREEK PASS, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES, A and best bidder for cash or certified funds ONLY, the FOR WOODLAND POINT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, PHASE III, OF RECORD IN BOUNDARY ELEMENTS, PHASE III, OF RECORD IN BOUNDARY PLAT IN INSTRUMENT NO. 20000713-0069314 AND PLAT OF RECORD IN NO. 20001011-0101044, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO JAMP PERAZA, BY DEED DATED JUNE 22, 2001 OF RECORD IN DEED INSTRUMENTICASE NO. 20010628-0068616, IN THE COLINTY CLERKS OFFICE. PAGE 110: 122 (II) THE COLINTY CLERKS OFFICE. PAGE 110: 122 (III) IN THE COUNTY CLERK'S OFFICE. Parcel ID: 122 01 IN THE COUNTY CLERK'S OFFICE. Parcel ID: 122 01 0A 275.00 PROPERTY ADDRESS: The street address of the property is believed to be 7 FAWN CREEK PASS, 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): IVAN PERAZA 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 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 waived in said been of intist, and in the lies to 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 Trustes 3145 Auglon Spring Plans, Suita 100 peachtres Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 rlselaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 Ad #241695 2024-12-05

NOTICE OF SUBSTITUTE TRUSTEE'S SALE WHEREAS, default has occurred in the perform writeX-AS, detault has occurred in the performance or the covenants, terms and conditions of a Deed of Trust dated January 15, 2021, executed by TERRY WAYNE NOLEN, JR. 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 January 21, 2021, at Instrument Number 20210121-0009110; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Rocket Mortgage, LLC filvia Quicken Loans, LLC who is now the owner of said debt; and WHEREAS, the undersigned Rubin Lubin TN, LLC beneficial for the properties of DELC, 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, Rubin Lublin TN, PLLC, as Substitute Teachers and the substitute of the substitute trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on January 9, 2025 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 final CNIV. funds ONLY, the following described property situated in Davidson County, Tennessee, to wit: LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF IN THE COUNTY OF DAVIDSON IN THE STATE OF TN. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 109 ON THE PLAN OF SECTION III, SHEPHERD HILLS, OF RECORD IN BOOK 2900, PAGE 56. REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE SAID LOT NO. 109 FRONTS 160 FEET ON THE SOUTHWESTERLY SIDE OF TWIN HILLS DRIVE, AND EXTENDS BACK 247 FEET ON THE NORTHWESTERLY LINE AND 295.7 FEET ON OUTHEASTERLY LINE THE REAR ON WHICH IT MEASURES 157.9 FEET. THE REAR ON WINICH IT MEASURES 15/9 FEET.
BEING THE SAME PROPERTY CONVEYED TO
TERRY WAYNE NOLEN JR., AN UNMARRIED MAN,
BY DEED DATED NOVEMBER 29, 2019 OF RECORD
IN DEED INSTRUMENTICASE NO. 201912230132458, IN THE COUNTY CLERK'S OFFICE. Parcel ID: 034 07 0 043.00 PROPERTY ADDRESS: The ID: U34 07 0 043.00 PROPERTY ADDRESS: The street address of the property is believed to be 212 TWIN HILLS DR, MADISON, TN 37115. 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): TERRY WAYNE. NOLEN, JR. OTHER INTERESTED PARTIES: 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 setback 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 ming, and to any industry 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 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 Property is sool as is, where is, wimout 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 Avadon Ridge Place, Suite 100 Peachtree Corners, GA 30071 Iselaw.com property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 Ad #242135 2024-12-12 2024-12-19 2024-12-26

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 21, 2003, executed by MOHAMMED RASRAS, UNMARRIED, to DANIEL W. SMALL, as Trustee, for GUARANTY TRUST COMPANY, recorded on March 11, 2003 in Instrument Number, 20030311-0031825 in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made; and WHEREAS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST C/O U.S. BANK TRUST 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 irrusiee, will, on January 9, Jude 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 tor 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: BEING LOT 209 ON THE PLAN OF BOONE TRACE AT BILTMORE, SECTION FIVE OF RECORD IN INSTRUMENT NO. 20010319-0025933, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMMITTER AND ACCURATE LEGAL DESCRIPTION. COMPLETE AND ACCURATE LEGAL DESCRIPTION.
BEING THE SAME PROPERTY CONVEYED TO
MOHAMMED S. RASRAS, MARRIED, BY WARRANTY
DEED FROM NVR, INC., T/A RYAN HOMES DATED SEPTEMBER 5, 2001 AND FILED FOR RECORD IN INSTRUMENT NO. 20010911-0098635. REGISTER'S INSTRUMENT NO. 20010911-0990033, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Commonly known as: 8216 CANOE COURT, NASHVILLE, TN 37221 Parcel number(s): 126 15 0A 231.00 In the event of a discrepancy between the legal description, the street address, and/or the parcel number(s), the legal description shall control. The sale is subject to the following: tenant(s)/occupant(s) rights in possession, if any; all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be covenants, easements, or setback 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. MOHAMMED RASRAS; BOONE TRACE HOMEOWNERS ASSOCIATION; REGIONS BANK; THE ADMINISTRATION OF THE U.S. SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE CAVIENDMENT OF THE UNITED STATES. OF THE GOVERNMENT OF THE UNITED STATES
OF AMERICA; TENNESSEE DEPARTMENT OF
REVENUE; INTERNAL REVENUE SERVICE This sale shall be subject to the right of redemption by the United States of America pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record: Instrument Number 20141215-0114205 and 20151228-0130132 in the Register of Deeds Office for Davidson County, Tennessee. Notice has been given to the United States of America in accordance with 26 U.S.C. 7425(b). This sale shall be subject to the right of redemption by the State of Tennessee pursuant to T.C.A. § 67-1-1433(c)(1) by reason of the following tax lien(s) of record: Instrument Number 20221104-0118980 in the Register of Deeds Number 2022/1104-0118980 in the Register or Deeds Office for Davidson County, Tennessee. Notice has been given to the State of Tennessee in accordance with T.C.A. § 67-1-1433(b)(1). 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. purpose. The Substitute Trustee makes no covenant of seisin or warranty of title, express or implied, and will only convey the property by Substitute Trustee's Deed. Except as noted above, all right and equity of redemption, statutory or otherwise, homestead, and exemption are expressly waived in the Deed of Trust. The sale held pursuant to this notice is subject to the express reservation that it may be rescinded by the Substitute Trustee at any time. If the sale is rescinded for any reason, the purchaser shall only be entitled to a refund of funds tendered to purchase the subject property, and shall have no further or other recourse against Creditor, the Substitute Trustee, or their successor(s), assign(s), agent(s), and attorney(s). The right is reserved to adjourn the sale to another day, time, and place certain, without further publication, upon announcement at the time and place for the sale set forth above. Notice of such adjournment will be 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 13010 Morris Rd., Suite 450 Alpharetta, GA 30004 (423) 498-7400 tnfc@ raslg.com Please reference file number 24-249651 when contacting our office. Investors website: https://www.rascranesalesinfo.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 #242656 2024-12-05 2024-12-12 2024-12-19

SUBSTITUTE TRUSTEE'S SALE Sale at public auction will be on January 9, 2025 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 DOLI SINAGA AND MARSINTA SINAGA, to Joseph B. Pitt, JR, Trustee, on April 14, 2014, as Instrument No. 20140422-0033541 in the real property records of No. 201404224033341 in the real property records or 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: The land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: All that parey of land in Davidson County. County on Davidson, Sales in emissee and to seached as follows: All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 11201, Page 923, ID# 07208025200, being known and designated as land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Dalewood, Section N, as of record in Book 1835, Page 21, Register's Office for Davidson County, Tennessee, Sciel Al No. 263 feet and Page 1845. Davidson County, Tennessee. Said Lot No. 263 fronts 81 feet on the Westerly side of Fernwood Drive and runs back between lines, 159.5 feet on the Northerly line and it measures 81 feet. Property more commonly known as 2224 Fernwood Drive, Nashville, TN 37216. By fee Simple Deed from Peggy M. Sprouse, formerly Peggy M. Durham and husband Clyde Thomas Sprouse, Jr. as set forth in Book 11201, Page 923 dated 11/02/1998 and recorded 11/02/1998, Davidson county Records, State of Tennessee. Tax ID: 07208025200 Current Owner(s) of Property: DOLI SINAGA AND MARSINTA SINAGA The street address of the above described property The street address of the above described properly is believed to be 2224 Fernwood Drive, Nashville, TN 37216, but such address is not part of the legal description of the properly 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 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 ANY TAXES URFEES WILL BE I HE REST-UNSIBILITY
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 FAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTER, OR THE TRUSTEE. OTHER INTERESTED PARTIES: BONATUA ARYO SINAGA 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 ingnt or equity of recemption, statuntry and otnewise, 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 Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foredosure is being given to them and the Sale will be subject to the applicable governmental entitles' 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 so/r-i-433. In sproperty 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 Mortgage, the Mortgage or the Mortgage's attorney. MWZM File No. 24-000288-505-1 Mackie Wolf Zientz & Mann, P.C., Substitute Trustack's Cod Springer III 256 cod Springer III 278. Trustee(s) Cool Springs III 725 Cool Springs Blvd, Suite 140 Franklin, TN 37067 TN INVESTORS PAGE: http:// mwzmlaw.com/tn_investors.php Ad #242934 2024-12-12 2024-12-19 2024-12-26

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 January 24, 2024, executed by ARNOLD HOMES LLC conveying certain real property therein described to RACHAEL RUIZ, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded January 25, 2024, at Instrument

Number 20240125-0005081; and WHEREAS, the Notified 2024/0125/0000001, and WHENEAS, the beneficial interest of said Deed of Trust was last transferred and assigned to EF MORTGAGE LLC who is now the owner of said debt; and WHEREAS, the undersigned, Rubin 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, Rubin 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 January 16, 2025 at 10:00 AM at the Davidson County Historic Courthouse, Nashville, Tennessee, proceed to rision countriouse, Nashville, Terrilessee, 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, property situated in Davidson County, Tennessee, to wit: LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 4, AS ESTABLISHED TENNESSEE, BEING UNIT NO. 4, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 910 YOUNGS LANE TOWNHOMES, A HORIZON PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AT INSTRUMENT NO. 20210317-0035584, AND FIRST INSTRUMENT NO. 2021/03/7-0005398, AND THE SUPPLEMENT, RECORD IN INSTRUMENT NO. 2021/06/01-0073258 IN THE REGISTER'S OFFICE OF DAVIDSON, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE ASSEMBLY OF A MORE DESCRIPTION OF A MORE DESCRIPT PARTICULAR DESCRIPTION OF SAID PROPERTY,
BEING THE SAME PROPERTY CONVEYED TO
ARNOLD HOMES LLC, HEREIN BY QUIT CLAIM
DEED DATED 24TH DAY OF JANUARY, 2024, OF
RECORD AT INSTRUMENT NO. 202401250005080, IN
SAID REGISTER'S OFFICE TENNESSEE. Parcel ID: 070 07 0U 004.00 PROPERTY ADDRESS: The street address of the property is believed to be 910 YOUNGS.

LANE, UNIT 4, NASHVILLE, TN 37207. In the event of any discrepancy between this street address and the legal description of the property, the legal description.

CURRENT OWNER(S): ARNOLD HOMES. LLC OTHER INTERESTED PARTIES: 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 as well as any promy created by a inture fling; 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 turther 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 rranties 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 rlselaw.com -listing Tel: (877) 813-0992 Fax: (470) 508-9401 Ad #243065 2024-12-12 2024-12-19 2024-12-26

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

the covenants, terms and conditions of a Deed of Trust

WHEREAS, default has occurred in the perfor

dated November 21, 2021, executed by SHARRON
TEAGUE and BARRY HODGE 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 December 1, 2021, at Instrument Number 20211201-0159138; and 2021, at Instrument Number 2021/1201-0193136; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Rocket Mortgage, LLC fik/la Quicken Loans, LLC who is now the owner of said debt; and WHEREAS, the undersigned,Rubin Lublin TN, PLLC, having been appointed as Substitute Lubin IN, 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, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the nearest that and authority water and inneads. of the power, duty and authority vested and imposed upon said Substitute Trustee will, on January 23, 2025 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 roperty situated in Davidson County, Tennessee, to wit.

LAND SITUATED IN THE COUNTY OF DAVIDSON
IN THE STATE OF TN. LAND IN DAVIDSON
COUNTY, TENNESSEE, BEING LOT 2, FIRST
REVISION WILLIAMS VALLEY PUD OF RECORD IN
INSTRUMENT NO. 200102010009794, REGISTER'S
DEFICE FOR DAVIDSON COUNTY TENNESSEE. OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY WADE FOR A MORE COMPLETE DESCRIPTION THEREOF BEING THE SAME PROPERTY CONVEYED TO SHARRON TEAGUE, INDIVIDUAL, BY DEED DATED NOVEMBER 1, 2005 OF RECORD IN DEED INSTRUMENT/CASE NO. 2005/11/0-0136326, IN THE COUNTY CLERK'S OFFICE. Parcel ID: 042 12 0B 002.00 PROPERTY ADDRESS: The street address of the property is believed to be 2005 WILLIAMS VALLEY DR, MADISON, TN 37115. In the event of any discrepancy between this street address and the legal description of the expects the legal description bell learner CLIDPENT. property, the legal description shall control. CURRENT OWNER(S): SHARRON TEAGUE, BARRY HODGE OTHER INTERESTED PARTIES: HOMEOPCO SUB ATRUST 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 sel-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 riselaw.com/ property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 Ad #243066 2024-12-19 2024-12-26 2025-01-02

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 January 23, 2023, executed by JDG INVESTMENTS, LLC conveying certain real property therein described to PREMIER ESCROW LLC, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded January 25, 2023, at Instrument Number 20230125-0005609; 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 Rubin 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, THEREAD, The undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virue of the power, duty and authority vested and improved the power, duty and authority vested and improved property situated in John Scholm, and the the nodersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virue of the power, duty and authority vested and improved property situated in John Scholm, and 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 John Scholm, Fennessee, to wit: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1042 SCOVEL STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20201214-0146596 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT TS, 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 A PORTION OF THE SAME PROPERTY CONVEYED TO JDG INVESTMENTS, LLC BY WARRANTY DEED FROM CHOICE CITY HOMES, LLC OF RECORD IN INSTRUMENT NO. 20150611-0055247 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 29, 2015 AND RECORDED ON JUNE 11, 2015. Parcel ID: 081 16 2E 001.00 PROPERTY ADDRESS: The street address of the property is believed to be 1042 SCOVEL ST, UNIT A, NASHVILLE, TN 37208. 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): JDG INVESTMENTS, LLC OTHER INTERESTED PARTIES: PHNX, 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 Truster. This sale may be rescinded at any time. The right is reserved to adjount 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 Lubin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suife 100 Peachtree Corners, GA 30071 riselaw.com/property-listing File (877) 8134992 Fax: (470 508-9401 A #243072 2024-12-19 202

NOTICE OF FORECLOSURE SALE STATE OF TENNESSEE, DAVIDSON COUNTY WHEREAS, Michael D. Counts and Shirley A. Counts executed a Deed of Trust to Discover Bank, Lender and Mark A. Rosser, Truste(s), which was dated Cotober 11, 2019, and recorded on October 17, 2019, in Instrument Number 20191017-0106307 in Davidson County, Tennessee Register of Deeds. WHEREAS, default having been made in the payment of the debt(s) and obligation(s) thereby secured by the said Deed of Trust and the current holder of said Deed of Trust, DISCOVER BANK, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust, and NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, as Substitute Trustee, by virtue of the power and authority vested in it, will on January 30, 2025, at 10:00 AM at the usual and customary location at the Davidson County Courthouse, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit. A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. Being the easterly 20 feet of Lot No. 7 and the westerly 60 feet of Lot No. 8 on the revised Plan of Rainbow Terrace, Blook 8, of record in Book 1130, page 85, Register's Office for said County. Said parts of said lots front together 80 feet on the northerly margin of Blackstone Avenue and extends back 150 feet between parallel lines to a dead line in the rear measuring 80 feet thereon. Being the same parcel conveyed to Michael D Counts and Shirley A Counts from Steve E. Osbome, Ur. and Juanita M. Osborne, (formerly Juanita M. Ratterree), by virtue of a deed dated 3/102015, recorded 3/12/2015, as instrument no. 20150312-0021176 count of Davids

property taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; a deed of trust; and any matter than an accurate survey of the premises might disclose; and All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn 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. This office is attempting to collect a debt. Any information obtained will be used for that purpose. Brock & Scott, PLLC, Substitute Trustee ofo Tennessee Foredosure Department 4360 Chamblee Durwoody Road Suitie 310 Atlanta, 6A 30341 PH; 404-789-2661 FX: 404-294-0919 File No.: 24-33840 FC01 Ad #243300 2024-12-19 2024-12-26 2025-01-02

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 26, 2019, executed by THERESA A HACKETT 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 January 2, 2020, at Instrument Number 20200102-0000049; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Rocket Mortgage, LLC fil/a Quicken Loans, LLC fil/a Quicken Loans Inc. who is now the owner of said debt, and WHEREAS, the undersigned Rubin 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, Rubin 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 January 23, 2025 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: TAX ID NUMBER(S): 150120A05600CO LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 730, SOMERSET, PHASE IV, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGES 978-970. IN GEGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, EDSCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 730, SOMERSET, PHASE IV, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGES 978-970. IN GEGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, EDSCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDS

INFORMATIONAL PURPOSES BEING THE SAME PROPERTY CONVEYED TO THERESAA. HACKETT, AN UNMARRIED WOMAN, BY DEED DATED AUGUST 3, 2015 OF RECORD IN DEED INSTRUMENTICASE NO. 20160513-0047842, IN THE COUNTY CLERK'S OFFICE. Parcel ID: 150120A05600CO PROPERTY ADDRESS: The street address of the property is believed to be 3732 SEASONS DR, ANTIOCH, TN 37013. 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): THERESA A HACKETT 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 onfirmation 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 corney only as Substitute Trustee. The Property is sold as is, where is, without representations or warranties of any kind, the 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 Lubin TN, IPLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 r/selaw.com/property-listing Tei. (877) 813-0992 Fax: (470) 508-9401 Ad #243307 2024-12-19 2024-12-26 2025-01-02

NOTICE OF SUBSTITUTE TRUSTEE'S SALE WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated October 3, 2003, executed by JARROD JOHNSON AND SONYA JOHNSON, HUSBAND AND WIFE AS JOINT TENANTS to COMMONWEAITH LAND TITLE, as Trustee for BAYROCK MORTGAGE CORP, its successors and assigns, recorded on October 20, 2003, in Instrument Number: 2003/1020-015441, in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made, and WHEREAS, US. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BEAR STEARNS ASSET BACKED SECURITIES TRUST 2003-HE1, ASSET-BACKED CERTIFICATES, SERIES 2003-HE1, hereinafter "Creditor", the party entitled to enforce said security interest, having appointed Robertson, Anschutz, Schneid, Crane & Partense, PLLC, as Substitute Trustee. NOW, THEREFORE, notice is hereby given that the entire indebtedences has been declared due and payable, and that Robertson, Anschutz, Schneid, Crane & Partense, PLLC, as Substitute Trustee. NOW, THEREFORE, notice is hereby given that the entire indebtedences has been declared due and payable, and that Robertson, Anschutz, Schneid, Crane & Partense, PLLC, as been declared due and payable, and that Robertson, Anschutz, Schneid, Crane & Partense, PLLC, as Substitute

Continued on B10

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Legals & More

Continued from B9 Crane & Partners, PLLC, as Substitute Trustee, or its agent, by virtue of the power, duty, and authority vested agent, by whate of the power, output, and adultionly vested in and imposed upon said Substitute Trustee, will, on January 23, 2025, at 11:00 local time, at the Davidson County Courthouse, located at One Public Square, Nashville, TN 37201, in Davidson County, Tennessee, offer for sale certain property hereinafter described to the bishelst bidde for seve certified fixed said 4these for the said the said 4the said 4these for the said the said 4these for the said 4the said 4these for the said 4these for t the highest bidder for cash or certified funds paid at the conclusion of the sale, or credit bid from a bank or other conclusion of the Sale, or credit oid from a paint or order lending entity pre-approved by the Substitute Trustee. The property to be sold is described as follows: LOT 118, SECTION 3, ON THE PLAN OF CAMBRIDGE FOREST, PLAN OF RECORD IN PLAT BOOK 11700, PAGE 44, ALL OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE BEING THE SAME PROPERTY CONVEYED TO BEING THE SAME PROPERTY CONVEYED TO JARROD JOHNSON AND WIFE, SONYA JOHNSON BY WARRANTY DEED FROM BEAZER HOMES CORP DBA PHILLIPS BUILDERS INC. DATED JULY 14, 2000 AND FILED FOR RECORD IN INSTRUMENT NO. 200007240072788, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Commonly known as: 2605 WELSHCREST DRIVE ANTIOCH, TN 37013 Parcel number(s): 149 15 OA 088.0 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 setback lines that may be applicable; any statutory rights of redemption of any state or federal any statutory ingris or recent prior to any state or neutropraness; 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: JARROD JOHNSON; MIDLAND FUNDING LLC AS SUCCESSOR IN INTEREST TO GE CAPITAL RETAIL BANK WALMART; CAMBRIDGE FOREST HOMEOWNERS ASSOCIATION, INC. SONYA JOHNSON: ESTATE OF JARROD JOHNSON: HEIRS OF JARROD JOHNSON, IF ANY . 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 law, and the sale will be subject to any applicable rights of redemption held by such entities, as a 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 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 tile, 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 only be entitled to a refund of funds tendered to purchase the subject property, and shall have no further or other recourse against Creditor, the Substitute Trustee, or their successor(s), assign(s), agent(s), and attorney(s). The right is reserved to adjourn the sale to another day, time, and place certain, without further publication, upon announcement at the time and place for the sale set forth announcement at the time and place or the sale set rorm 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 Atth: TN Foresdosure 13010 Morris Road, Suite 450 Alpharetta, GA 30004 (423) 498-7400 tnfc@raslg. 490 Alpharetta, GA 30004 (423) 498-7400 throggrasg.
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A DEBT. ANY INFORMATION OBTAINED WILL BE

- PLEASE PUBLISH ALL INFORMATION ABOVE. Ad

USED FOR THAT PURPOSE. -

SUBSTITUTE TRUSTEE'S SALE Sale at public auction will be on January 23, 2025 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, conducted by the Substitute Trustee as identified and set forth herein below, pursuant to Deed of Trust executed by MJ2X PROPERTY SOLUTIONS, LLC AND MICHAEL JENNINGS, to Magnolia Title and Escrow

Inc., Trustee, on November 17, 2023, as Instrument Inc., Trustee, on November 17, 2023, as instrument No. 2023/122-0090852 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2022-RT12 The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior nighest call bloder subject to all unpaid taxes, prior liens and encumbrances of record: Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of A.J. Caldwell's Property of record in Plat Book 421, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for rennessee, to wind relaterate is neredy make to a more complete description of the property. Said Lot No. 52 fronts 50 feet on the Southerly side of Dew Street, formerly Caldwell, and extends back between parallel lines 150 feet to an alley. Being the same property conveyed to MJZX Property Solutions LLC, a Tennessee Limited Liability Company, by Deed from Craiova, LLC Limited Liability Company, by Deea from Craiova, LLC, A Tennessee Limited Liability Company, by Deed from Craiova, LLC, a Tennessee Limited Liability Company, dated 11/22/2023 and appearing of record at Instrument No. 20231122009851, Register's Office for Davidson County, Tennessee. Tax ID: 09401013200 Current Owner(s) of Property: MJ2X PROPERTY SOLUTIONS, LLC AND MICHAEL JENNINGS The street address of the above described property is believed to be 1102 Dew Street, Nashville, TN 37206, but such address is not par 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 THE SALE SET FORTH ABOVE. THE TERMS OF THE SALE SET PORTH ABOVE. THE TERMIS 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 DECOLUBES AGAINST THE CRANTOR THE RECOURSE AGAINST THE GRANTOR. THE GRANTEE, OR THE TRUSTEE, OTHER INTERESTED PARTIES: None THIS IS AN ATTEMPT TO COLLECTA
DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE. If applicable, the notice
requirements of T.C.A. 355-101 have been met. All requirents of 1.0A. 305-01 have been time. Air 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, and the Control of Tenessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foredosure is being given to them and the Sale will be subject to the applicable governmental entitles' 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 so/r-i-43.5. Inis 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 Mortgage, the Mortgage or the Mortgage attorney. MWZM File No. 24-000022-700-1 Mackie Wolf Zientz & Mann, P.C., Substitute Tustacol's Cod Springer III. 28. Mann, P.C., Substitute Trustee(s) Cool Springs III 725 Cool Springs Blvd, Suite 140 Franklin, TN 37067 TN INVESTORS PAGE: http://mwzmlaw.com/tn_investors.php Ad #243662 2024-12-19 2024-12-26 2025-01-02

NOTICE TO CREDITORS

hereby given that on the 14th day of December, Letters of Authority in respect to the estate of, JOAN H GREENWOOD, who died on 10/01/2024 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 re-quired to file same with the clerk of the above name court on or before the earlier of the dates prescribed to (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

ESTATE OF JOAN H GREENWOOD. Notice is

first publication (or posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 01st day of OCTOBER 2024. Personal Representative(s); EDWARD MARK GREENWOOD 6235 GROVE STREET HENDERSONVILLE, NC 28792; Attorney for Personal Representative(s); MCLEMORE III, CLAIBORNE KINNARD 1211 16TH AVE S NASHVILLE, TN 37212; Publish dates Dec.

NOTICE TO CREDITORS

ESTATE OF BROOKIE LEE FERGUSON. Notice is ESTATE OF BROOKIE LEE FERGUSON. Notice is hereby given that on the 59° day of December, Letters of Authority in respect to the estate of, BROOK-IE LEE FERGUSON, who died on 10/19/2024 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and non-resident, having claims. persons, resident and non-resident, naving 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 barrier. (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 prediction control of the control of from the date the creditor received an actual copy of the Notice to Creditors, if the creditor received 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 19th day of OCTOBER 2024. Dersonal Representative(s); GLENN FERGUSON.
111 FIELDS DRIVE OLD HICKORY, TN 37138;
Attorney for Personal Representative(s); BLAIR,
PAULA OGLE 211 DONELSON PIKE STE 214
NASHVILLE, TN37214; Publish dates Dec. 12th, 19th

NOTICE TO CREDITORS

ESTATE OF MARY ANGELA SIRCY. Notice is hereby given that on the 06th day of December, Letters of Authority in respect to the estate of, MARY ANGELA SIRCY, who died on 08/19/2024 were issued GELT SIRCT, will bell of III of III 25/224 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 actions of the dates reposited in (1). 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 publica-tion (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 publicais four (4) months from the date of the first publica-tion (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 No-tice 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 19th monins from the decedents date of death this 19" day of AUGUST 2024, Personal Representative(s); MARY CATHERINE FORRESTER 3522 RICHARD-SON AVENUE NASHVILLE, TN 37205; Attorney for Personal Representative(s); COHEN, LEE ALAN 4908 CHARLOTTE PIKE NASHVILLE, TN 37209; Publish dates Dec. 12th, 19th

NOTICE TO CREDITORS

#24P2381 ESTATE OF MATIAS CALO JUAREZ. Notice is hereby given that the 13th day of December, Letters of Authority in respect to the estate of, MATIAS CALO JUAREZ, who died on 04/06/2024 ere issued to the undersigned by the Circuit Court
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 fact of 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) received the copy of the Notice less than sixty (ou) 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 106" day of APRIL 2024. Personal Representative(s); JOSEFA MARILENA MORENTE AJUALIP DE CALO 111 EAST TRINITY LANE NASHVILLE, TN 37207; Attorney for Personal Representative(s); ; Publish dates Dec.19th, 26th

NOTICE TO CREDITORS

#24P2420 ESTATE OF ELIZABETH SUE ALBAN. Notice is hereby given that on the 12th day of December, Letters of Authority in respect to the estate of, ELIZABETH SUE ALBAN, who died on 08/24/2024 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and non-resident, having 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 conv. of the Notice to Creditors at least 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 credito or (b) Stay (b0) days from the date the clean 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 24th (ALICELT 2024 A PRESENT Description. day of AUGUST 2024. Personal Representative(s day of AUGUST 2024. Personal Representative(s); TIMOTHY WILSON ALBAN 3916 KEELEY DRIVE NASHVILLE, TN 37211; Attorney for Personal Representative(s); ADAMS, ELIZABETH LYNNE 7100 HARDWOOD LANE COLLEGE GROVE, TN 37046; Publish dates Dec.19th, 26th

NOTICE TO CREDITORS

NOTICE TO CREDITIONS
#24P2349
ESTATE OF ERNEST E MCCLENDON. Notice is hereby given that on the 17th day of December, Letters of Authority in respect to the estate of, ERNEST E MCCLENDON, who died on 09/17/2024 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 17th day of SEPTEMBER 2024. Personal Representative(s); NICHOLAUS MCCLENDON 5325 DAN POST WAY MURFREESBORO, TN 27429. Afteron for Pennel Deservativity (1) 37128; Attorney for Personal Representative(s); CARTWRIGHT, WILLIAM DAVID 1535 WEST NORTHFIELD BLVD SUITE 3 MURFREESBORO, TN 37129; Publish dates Dec.19th, 26th

ESTATE OF JOSIE JOYNER. Notice is hereby given that on the 09th day of December, Letters of Authority in respect to the estate of, JOSIE JOYNER, who died on 08/31/2024 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 (1) (A) Pout (4) Infinitis infinite date of the list 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 31st day of AUGUST 2024. Personal Representative(s); VALERIE STARKS 2037 RANSOM PLACE NASHVILLE, TN 37217; Attorney for Personal Representative(s); STEARNS, ASHLEY DESABETINO 107 NORTH MAPLE STREET MURFREESBORO, TN 37130 ; Publish dates Dec.19th, 26th

NOTICE TO CREDITORS

NOTICE TO CREDITORS
#24P2402
ESTATE OF INOCENTE QUEVEDO. Notice is hereby given that on the 09th day of December, Letters of Authority in respect to the estate of, INOCENTE QUEVEDO, who died on 08/31/2024 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 unsmarted or unsmarted and proposed the setate of the proposed proposed the setate of the proposed pr 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 fact that the foundation of the fact that the of the first publication (or posting, as the case may be) of this Notice if the creditor received an actua 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 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 31st day of AUGUST 2024. Personal Representative(s); GIANNA QUEVEDO 457 WESTGATE BLVD MURFREESBORD, TN 37128; Attorney for Personal Representative(s); MOORE II, MICHAEL BEN 214 2ND AVE N. SUITE 205 NASHVILLE, TN 37201; Publish dates

NOTICE TO CREDITORS

ESTATE OF MARY FRANCES ZELLER. Notice is hereby given that on the 09th day of December, Letters of Authority in respect to the estate of, MARY FRANCES ZELLER, who died on 11/09/2024 were issued to the undersigned by the Circuit Court of 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 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 (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 0.9" day of NOVEMBER 2024 Register property 150(4). NOVEMBER 2024. Personal Representative(s); KEITH JACKSON ZELLER 5124 MACARTHUR AVENUE MURFREESBORO, TN 37129; Attorney for Personal Representative(s); DIMMICK, RADFORD HARLAN 315 DEADRICK STREET SUITE 1550 P.O. BOX 198588 NASHVILLE, TN 37219; Publish dates Dec.19th, 26th

REQUEST FOR PROPOSAL FOR ON-CALL CLEARING, GRUBBING AND TREE REMOVAL SERVICES

TREE REMOVAL SERVICES

ELECTRONIC PROPOSALS for completion of this project shall be received by the Metropolitan Nashville Airport Authority, not later than 2:00 p.m. (central), on Monday, December 16, 2024. A Pre-

Proposal Meeting will be conducted at 1:30 p.m. (central), Friday, November 22, 2024, in the CSF Conference Room at the Consolidated Services Facility at 815 Hangar Lane, Nashville, TN 37217. Attendance at this meeting is MANDATORY. Copies of the Contract Documents (RFP, Proposal Schedule, Attachments, etc.) will be available on Schedule, Attachments, etc.) will be available on Friday, November 15, 2024 and may be obtained electronically from B2GNow E-Bidding,, an online tendering service. ELECTRONIC PROPOSALS for HR Compensation Study will be submitted through this online platform, B2GNow E-Bidding. The Small Minority Woman-Owned Business Enterprise (SMWBE) participation level established for this project is 9.26% MBE and for WBE. For information on elicible SMWRE firms prospersy should contact. on eligible SMWBE firms, proposers should contact the Business Diversity Development, (615) 275-4302, or visit https://flynashville.com/nashvilleairport-authority/business-opportunities/business-diversity-development. Further detail concerning this proposal may be obtained from the MNAA web site:https://flynashville.com/nashville-airportauthority/business-opportunities.

REQUEST FOR PROPOSAL FOR

REQUEST FOR PROPOSAL FOR Landscaping
ELECTRONIC PROPOSALS for completion of this project shall be received by the Metropolitan Nashville Airport Authority, not later than 2:00 p.m. (central), on Monday, January 20, 2025. A Pre-Proposal Meeting will be conducted at 2:00 p.m. (central), Tuesday, December 17, 2024, in the Nashville Conference Room at the 140 BNA Park Drive, Suite 520 Nashville, Tennessee 37214. Attendance at this meeting is MANDATORY. SCOPE. The MNAA is requesting Proposals from qualified service providers for Landscape Maintenance that will cover areas throughout the airport and surrounding properties. Copies of the Contract Documents (RFP, Proposal Schedule, Attachments, etc.) will be available on Friday, December 6, 2024 and may be obtained electronically from B2GNow E-Bidding, able on Friday, December 6, 2024 and may be obtained electronically from B2GNow E-Bidding, an online tendering service. ELECTRONIC PROPOSALS for Landscaping will be submitted through this online platform, B2GNow E-Bidding. The Small Minority Woman-Owned Business Enterprise (SMWBE) participation level established for this project is Packages A and B will be listed as Small Business Target Market; Package C is Six-point Five One Percent MBE/WBE (651%). For information on eligible SWWBE firms, proposers should contact the Business Diversity Development, (615) 275-4302, or visit https://flynashville.com/nashville-airport-authority/businessflynashville.com/nashville-airport-authority/business-opportunities/business-diversity-development. Further detail concerningthis proposal may be obtained from the MNAA web site: https://flynashville.com/ nashville-airport-authority/business-opportunities

REQUEST FOR PROPOSAL FOR

REQUEST FOR PROPOSAL FOR COMPRESSED NATURAL GAS FACILITY ELECTRONIC PROPOSALS for completion of this project shall be received by the Metropolitan Nashville Airport Authority, not later than 2:00 p.m. (central), on Monday, February 3, 2025. A Pre-Proposal Meeting will be conducted at 1:30 p.m. (central), Tuesday, January 7, 2025, in the Nashville Conference Room at the Administration Building on the Fifth Floor, at 140 BNA Park Dr., Ste.520, Nashville, TN 37214. Attendance at this meeting is MANDATORY. Copies of the Contract Documents (RFP, Proposal Schedule, Attachments, etc.) will be available on Monday, December 16, 2024. Etc.) will be available on Monday, December 16, 2024 and may be obtained electronically from B2GNow E-Bidding, an online tendering service. ELECTRONIC PROPOSALS for HR Compensation Study will be submitted through this online platform, B2GNow E-Bidding. The Small Minority Woman-Owned Business Extensive (UMMDE). E-bluding. The Online William World your Davis States States (SMWBE) participation level established for this project is Four-point Six Three Percent (4.63%) MBE and/or WBE. For information on eligible SMWBE firms, proposers should contact the Business Diversity Development, (615) 275-4302, or visit https://flynashville.com/nashville-airport-authority/business-prochulicophysiones of project projects of the programment of the pr opportunities/business-diversity-development. Further detail concerning this proposal may be obtained from the MNAA web site: https://filynashville.com/nashvilleairport-authority/business-opportunities.

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