Legals

auction will be on December 12, 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 FARRAH DIONE SMITH AND ANTONIO M SMITH, to USA Title & Escrow, Inc., AND ANTONIO M SMITH, to USA Title & Escrow, Inc., Trustee, on July 14, 2004, as Instrument No. 20040722-0087604 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, NA as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KR2 The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, pror liens and Davioson 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. 338 on the Plan of Section IX, Edge-O-Lake Estates, as of record in Book 3700, Page 131, Register's Office for said County. Said Lot fronts 80 feet on the southwesterly side of Mesa Drive and extends back between parallel lines, 134.35 feet to a dead line. Being the same property conveyed to Farrah Smith, alka Farrah Dione Smith, by Deed from David Carman Young and wife, Sherry D. Young, dated July 14, 2004, and record in Instrument No. 2004/07220087603, Register'S Office for Davidson County, Tennessee. Tax ID: 149 04 0.206.00. Current Owner(s) of Property: FARRAH DIONE SMITH AND ANTONIO M SMITH The street address of the above described property is believed to be 2621 Mesa Dr, Nashville, TN 37217, but such address is not part of the legal description of the property sold herein and in the event of any discreenancy, the legal description back between parallel lines, 134,35 feet to a dead line. THE SALE TO ANOTHER DUBLICATION. THE TIME AND PLACE CERTAIN WITHOUT FURTHER PUBLICATION, AND PLACE CERTAIN WITHOUT FURTHER PUBLICATION, AND ANNOUNCEMENT AT THE TIME AND PLACE CERTAIN WITHOUT FURTHER PUBLICATION, UPON ANNOUNCEMENT AT THE TIME AND PLACE FOR THE SALE SET EORTH ABOVE THE TERMS. FOR THE SALE SET FORTH ABOVE. THE TERMS FOR THE SALE SET FORTH ABOVE. THE LEVEL 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 GRANTER, OR THE TRUSTEE. OTHER INTERESTED PARTIES, HARPETH FINANCIAL AND UNIVERSAL LINEN SERVICE, LLC DIB/A AMERICAN TOWEL & RENTAL SERVICE AND DISCOVER PANE AND ADDITION OF DECONERY ASSOCIATED. BANK AND PORTFOLIO RECOVERY ASSOCIATES. BANK AND PORTIOLIO RECOVERY ASSOCIATES,
LLC AND CREDIT ACCEPTANCE CORP AND
ACCEPTANCE NOW #6309 AND PCA ACQUISITIONS
VLLC AND ABBAS AL MOSAWI 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-If applicable, the notice requirements of I.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. 23-000316-671-1 Mackie Wolf Zientz 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 #241153 2024-11-21 2024-11-28 2024-12-05

SUBSTITUTE TRUSTEE'S SALE Sale at public

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 YALE KILEY, as Irustee, as same appears or record in the Register's Office of Davidson County, Tennessee recorded February 22, 2021, at Instrument Number 20210222-0021109; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Rocket Mortgage, LLC filva Quicken Loans, LC ubbs in possible number of resident between MUMEDEA. 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 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 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 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 INTERED FOR THE FLAND COUNTED AND POINTED. UNIT NO. 50 ON THE PLAN OF WOODLAND POINT. UNII NO. 50 ON THE PLAN OF WOODLAND POINT, PHASE III, A PRIVATE LEMENT HORZONTAL 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 OF COVERNANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, PHASE III, OF RECORD IN BOUNDARY PLAT IN INSTRUMENT NO. 20000713-0069314 AND PLAT OF RECORD IN NO. 20001011-0101044, NOTICE PROPERTY OF RECORD IN NO. 20001011-01044, NOTICE PROPERTY OF RECORD IN NO. 20001011-0 IN THE REGISTER'S OFFICE FOR DAVIDSON 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 IVAN PERAZA, BY DEED DATED JUNE 22, 2001 OF RECORD IN DEED INSTRUMENT/CASE NO. 20010628-0068616. 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 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 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 amounteniest at use line and place for the sale set forth above. All right and equity of redempon, 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 LISED FOR THAT PURPOSE. Rubin Lublin TN, PLLC, Substitute
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 2024-12-12 2024-12-19

SUBSTITUTE TRUSTEES SALE Sale at public auction

will be on 12/20/2024 on or about 11:00 AM, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, Davidsor One Public Square, Nashville, IN 37201, Davidson County, Tennessee, conducted by the Substitute Trustee as identified and set for the herein below, pursuant to Deed of Trust executed by JIMMY RUSSELL, AND WIFE ELIZABETH RUSSELL, to FOUNDERS TITLE AND ESCROW LLC, Trustee, and recorded on 03/17/2006 as Instrument No. 20060317-0030794. in US/17/2006 as instrument No. 20000317-0030794, in the real properly records of Davidson County Register's Office, Tennessee. Owner of Debt: The Bank of New York Mellon Trust Company, National Association fixe The Bank of New York Trust Company, NA as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS4 The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of records: BEING LOT NO. 30 ON THE PLAN OF ARROWHEAD ESTATES, SECTION 1, REVISED, OF RECORD IN ESTAILES, SECTION 1, REVISED, OF RECORD IN BOOK 4955, PAGE 27. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO JIMMY RUSSELL AND WIFE, ELIZABETH RUSSELL BY DEED RECORDED SIMULTANEOUSLY HEREWITH, OF RECORD IN 200603170030793 REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE. Tax ID: 043 16 0 153.00 / 043160153000043-16-0-153.00 Current Owner(s) of Property: JIMMY RUSSELL, AND WIFE ELIZABETH RUSSELL The street address of whire ELIZABETH ROSSELT. The street address of the above described property is believed to be 1021 MALLOW DR, MADISON, TN 37115, but such address is not part of the legal description of the property sold herein 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 ADE CASUL AND TAYSE OF EFEE MILE. OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF BE THE RESPONSIBILITY OF THE PORCHASER, 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: GELINCHER MARSHELL ADDIE GREEN PARTIES. GELINCHER WARSHELL ADDIE, CONSERVATOR; GELINCHER MARSHELL ADDIE, CONSERVATOR; JIMMIE RUSSELL; SOUTHERN HILLS MEDICAL CENTER; SAINT THOMAS WEST; HILLS MEDICAL CENTER; SAINT HOWAS WEST;
PARMAN TRACTOR AND EQUIPMENT LLC;
VANDERBILT UNIVERSITY MEDICAL CENTER;
RIVERBEND APTS; GAULT FINANCIAL LLC
ASSIGNEE OF CREDIT ONE BANK NA; MIDLAND
FUNDING LLC ASSIGNEE OF HSBC; PORTFOLIO
RECOVERY ASSOCIATES LLC; TENNESSEE
DEPARTMENT OF HUMAN SERVICES; VICTORIA LYNCH AND KELLY LYNCH; STEVEN HOLT AND HOLLIE HOLT; 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 term, then the route of this toleucuser 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 referred to the tenth of the sale is subject to confirmation by the lender or trustee. Trustee File No 2024-00419-TN Western Progressive - Tennessee Inc., Substitute Trustee Corporation Service Company Registered Agent 2908 Poston Ave Nashville, TN 37203 312 SALE INFORMATION: Sales Line: (866) 960-829

Website:https://www.altisource.com/loginpage.aspx Ad #241726 2024-11-21 2024-11-28 2024-12-05 NOTICE OF FORECLOSURE SALE STATE OF TENNESSEE, DAVIDSON COUNTY WHEREAS, Kelly Christopher Sargent executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Renasant Bank, Lender and John Bearden. Trustee(s), which was dated June 14, 2021, and recorded on June 16, 2021, in Instrument Number 20210616-0081589 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. Citizens and the current notice of said beed of Irlust, Cutzens Bank NAfk/a RBS Citizens NA, (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 pavable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on January 9, 2025, at 11:00 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 properly situated in Davidson County, Tennessee, to wit. Land in Davidson County, State of Tennessee as follows, to-wit. Being Lot No. 167 on the Map of Maury and Claiborne's Addition, as present in Beach 21. Description, 1971 of the Map of Maury and Claiborne's Addition, as 107 on the May of Maury and Culabornes Acadosion, as record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.Being the same property conveyed to the within named grantor(s) by Deed recorded simultaneously herewith in Book..., Page... or Instrument No. 2021/0616-0081588, Register's Office for said County, Parcel ID Number: 00 93 16 137.00 R 000 Address/Description: 63 Maury St

property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid 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 c/o Tennessee Foreclosure Department 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 PH: 404-789-2661 FX: 404-294-0919 File No : 24-31465 FC01 Ad #241843 2024-11-21 2024-11-28 2024-12-05

NOTICE OF FORECLOSURE SALE STATE OF TENNESSEE, DAVIDSON COUNTY WHEREAS, Norman Davis executed a Deed of Trust to F & M Bank. Lender and Jonathan R. Vinson, Trustee(s), which was dated May 10, 2019, and recorded on May 16, 2019, in Instrument Number 20190516-0046124 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, Truist Bank, successor by merger to SunTrust 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 of rust; and nOW, THENET-URE, notice is nereby 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, Substitute Trustee, by virtue of the power and authority vested in it, will on January 9, 2025, at 11:00 AM at the usual and customary location at the Play 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 Land in Davidson County, Tennessee, being Lot 13A on the Plan of Zone Lot Division of Lot 13, Woodymore Heights, Section 2, of record in Book 8250, Page 621, amending Book 5200, Page 645, Register's Office of said County, to which reference is hereby made for a more particular description.Being the same property conveyed to Tihtna S. Tesfu, a single person, by Special Warranty Deed from U.S. Bank National Association, as Trustee for the Certificate Holders of Citigroup Mortgage Loan Trust Inc., Asset-Pass-Through Certificates, Series 207-AHL2, dated July 10, 2012, of record in Instrument No. 20121003-0030517, Register's Office for Davidson County, Tennessee.Being the same property conveyed to Norman Davis, unmarried man from Tihtna S. Tesfu. to Norman Davis, unmarined man from Inimia 5. iestu, a single person by Warranty Deed dated 05/10/19 and recorded on _____ in Instrument # 201905160046123, Book ___ Page ___ in the Register's Office of Davidson County, Tennessee. Parcel ID Number 150 06 0 129 Address/Description: 2910 Woodymore Ct, Antioch, TN 37013 Current Owner(s): Norman Davis Other Interested 37013 Current Owner(s): Norman Davis Other Interested Party(ies): Affordable Housing Resources, Inc. The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that restrictive doverlatines, easernletins to secretack miss 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 being at the accept that the undergranded will tower are expressly warear in san Dees of miss, 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 efficie is attempted to exclude debt. forth above. This office is attempting to collect a debt Any information obtained will be used for that purpose. Brock & Scott, PLLC, Substitute Trustee c/o Tennessee Foredosure Department 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 PH: 404-789-2661 FX: 404-294-0919 File No.: 23-23904 FC01 Ad #242219 2024-11-28 2024-12-05 2024-12-12

NOTICE OF FORECLOSURE SALE STATE OF TENNESSEE, DAVIDSON COUNTY WHEREAS, James W. Watson and Deborah J. Watson executed a Deed of Trust to SunTrust Mortgage, Inc., Lender and Larry A. Weissman, Trustee(s), which was dated June Larly X. Welsshalt, Indiserts), will was dualed Julie 15, 2018, and recorded on July 2, 2018, in Instrument Number 20180702-0064118 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, Truist Bank, the "Indide" peneited the undersined Penel 8 Seet 16 and 16 a (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 and payable as provided in said obed or frust by the Holder, and that as agent for the undersigned, Brock & Scott, PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on January 9, 2025, at 11:00 AM at the usual and customary location at the Davidson County Courthouse, Nashville, Tennessee, proceed to sell at public outcry to the highest and besi bidder for cash, the following described property situated in Davidson County, Tennessee, to wit Land in Davidson County, Tennessee, to wit Land in Davidson County, Tennessee, being all of Lot No. 12 on the Plan of Section Three, Deer Valley of record in Plat Instrument No. 20060614-0070867, Register's Office for Davidson County, Tencessee, to Weight along with the propersor in November 1. County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Being the same property conveyed to James. W. Watson, unmarried, unmarried and Deborah J. Watson, Fawcett and Pamela Fawcett, husband and wife and Michael David Fawcett, an unmarried man as of record in Record Book 2018/07/20064116, Register's Office for Davidson County, Tennessee, Parcel ID Number. 173 08 0A 092.00 Address/Description: 2124 Skyglen Troe, Antioch, TN 37013 Current Owner(s): Deborah J. Watson and Estate of James W. Watson Other Interested Detaction). Description Les Party(ies): Deer Valley Homeowner's Association, Inc. The sale of the property described above shall be subject to all matters shown on any recorded plat, any and all liens against said property for unpaid 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 c/o Tennessee Foreclosure Department 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 PH: 404-789-2661 FX: 404-294-0919 File No.: 24-31697 FC01 Ad #242223 2024-11-28 2024-12-05 2024-12-12

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 September 20, 2021, executed by of inust dated september 20, 2021, executed by PHILLIP TAYLOR conveying certain real property therein described to MEGAN K. TROTT, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded September 27, 2021, at Instrument Number 20210927-0129349; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Selene Finance LP who is now the owner of said debt; and WHEREAS. was last transferred and assigned to Selente Finance LP 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 flied 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, duly 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 sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Davidson County, Tennessee, to wit: A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN, AND DESIGNATED AS UNIT NO. A OF 710 ONEIDA AND DESIGNATED AS UNIT NO. A OF 710 ONEIDA AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS ESTABLISHING 710 ONEIDA
AVENUE, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20200409-0037653 AND AFFIDAVIT OF RECORDING RECORDED IN INSTRUMENT NO. 20201103-0128427 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.BEING PART OF THE SAME PROPERTY CONVEYED TO PHILLIP TAYLOR, A SINGLE MAN, BY QUITCLAIM DEED FROM TAYLORMADE CONTRACTING, LLC, A TENNESSEE IMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20201116-0135144, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 12, 2020 AND RECORDED ON NOVEMBER 16, 2020. Parcel ID: 071 12 0J 001.00 PROPERTY ADDRESS: The street defence of the company of the co 0/1 12 0J 001.00 PROPERTY ADDRESS: The street address of the property is believed to be 710 A ONEIDA AVE, NASHVILLE, TN 37207. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): PHILLIP TAYLOR OTHER INTERESTED PARTIES: SAMSON MCA LLC, WOOTSON ENTERPRISES LLC, DVR LLC, A TENNESSEE LIMITED LIABILITY COMPANY 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 occurring the training the application, 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 accepted as the survey. 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 TAIL PLOSE SUBSTITUTE AND THE PURPOSE. TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Comers, GA 30071 rlselaw.com/ property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 Ad #242465 2024-12-05 2024-12-12 2024-12-19

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, UNIMARRIED, to DANIEL W. SMALL, as Trustee, for GUARANTY TRUST COMPANY, recorded on March 11, 2003 in Instrument Number, 20030341 002(325) in the Desirator of Deeds Office. 2003031-10031825 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 CO U.S. BANK TRUST NATIONAL ASSOCIATION benefits of "Conference" (Conference of Conference of Confe NATIONAL ASSOCIATION, hereinafter "Creditor NATIONAL ASSOCIATION, Intelligible 10 celebrates 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 agant, by virtue of the power, duty, and authority vested in and imposed upon said Substitute Trustee, will, on January 9, 2025, 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: BEING LOT 209 ON THE PLAN OF BOONE TRACE AT BILTMORE ON THE PLAN OF SUONE TRACE AT BILLIMORE, 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 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 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

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 HOMEOWINES ASSOCIATION; DECIDIOLS DAILS THE ADMINISTRATIO CETHEL IS. REGIONS BANK: THE ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA; TENNESSEE DEPARTMENT OF REVENUE; INTERNAL REVENUE SERVICE This sale REVENUE; INI ERRIVAL REVENUE SERVICE. In IS 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 2014/1215-0114205 and 2015/1228-0130132, 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 Amenca in accordance with 26 U.S.C. (425(b). This sale shall be subject to the right for fedemption 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 2022/1104-0118980 in the Register of 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 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 numer or orner recourse against Creation, me substitute Trustee, or their successor(s), assign(s), agent(s), and attorney(s). The right is reserved to adjourn the sale to another day, time, and place certain, without further publication, upon announcement at the time and place for the sale set forth above. Notice of such adjournment. will also be mailed to interested parties when required by applicable law. If you have any questions or concerns, please contact: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attn: TN Foreclosure 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

- PLEASE PUBLISH ALL INFORMATION ABOVE. Ad #242656 2024-12-05 2024-12-12 2024-12-19

A DEBT. ANY INFORMATION OBTAINED WILL BE

NOTICE TO CREDITORS

USED FOR THAT PURPOSE.

#24P2161 ESTATE OF PAMELA DAVENPORT. Notice is hereby given that on the 21st day of November, Letters of Authority in respect to the estate of, PAMELA DAVENPORT, who died on 08/13/2024 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. tion (or posting, as the case may be) of this Notice is 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 rour (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 13° day of AUGUST 2024. Personal Representativ(e); MALINDA DAVENPORT CRISP 5601 CALIFORNIA AVENUE NASHVILLE, TN 37209; Attorney for Personal Representative(s); CUE, RAMON ALE-JANDRO 5141 VIRGINIA WAY SUITE 320 BRENT-WOOD, TN 37027; Publish dates Dec. 5th,

NOTICE TO CREDITORS

ESTATE OF BETTY ANN CROUCH SISK. Notice is ESTATE OF BETTY ANN CROUCH SISK, NOICE IS hereby given that on the 18th day of November, Letters of Authority in respect to the estate of, BETTY ANN CROUCH SISK, who died on 06/10/2024 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, 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 barrier. (1) (A) Four (4) months infill fill adde to 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 that period the credit of the control 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

Representative(s); PAMELA JEAN KIMBROUGH 100A MARTIN STREET WHITE BLUFF, TN 37187; Attorney for Personal Representative(s); COHEN. LEE ALAN 4908 CHARLOTTE PIKE NASHVILLE, TN 37209; Publish dates Dec. 5th, 12th

NOTICE TO CREDITORS

#24P2256
ESTATE OF MARY COLLIER. Notice is hereby given that on the 21st day of November, Letters of Authority in respect to the estate of, MARY COLLIER, who died on 07/11/2024 were issued to LIER, who died in Williazz4 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 a before the orders proceeded in (1). 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 scripped in 40). the first publication (or posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 11th day of JULY 2024. Personal Representative(s); MARCUS COLLIER 4064 sonal Representative(s); MARCUS COLLIER 350.
MATILDA STREET NASHVILLE, TN 37207; Attorney for Personal Representative(s); GUINN, SHER-YL D. 215 SECOND AVENUE NORTH SUITE 102 NASHVILLE, TN 37201; Publish dates Dec. 5th, 12th

SELENA DEL BOSQUE GONZALEZ vs MAURICIO DEL BOSQUE GONZALEZ V Docket #24D773

In this cause it appearing to the satisfaction of the Court that the defendant is a non-resident of the State of Tennessee, therefore the ordinary process of law cannot be served upon MAURICIO BOSQUE GONALEZ. It is ordered that said Defendant enter HIS appearance herein with thirty (30) days after December 07th, 2024 same being the date of the last publication of this process. 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 January 13th, 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. Nov 21st, 28st, Dec 5st, 12st Attorney for Plantiff, Joseph P. Day, Clerk Taryne Tillinghast November 14st 2024 Deputy Clerk S. Razoarreola

STATE OF INDIANA IN THE MARION SUPERIOR COURT SS: COUNTY OF MARION CASE NUMBER 49D09-2407-JC-0065580 SUMMONS FOR SERVICE BY PUBLICATION & NOTICE OF CHILD IN NEED OF SERVICES HEARING IN THE MATTER OF: PT DOB 4/6/2009 A CHILD ALLEGED TO BE A CHILD IN
NEED OF SERVICES AND ZACHARY BROWN (FATHER) IVY TUDOR (MOTHER) AND ANY UN-KNOWN ALLEGED FATHERS TO: Zachary Brown and Any Unknown Alleged Father Whereabouts unknown NOTICE IS HEREBY GIVEN to the above noted parent whose whereabouts are unknown, as well as Any Unknown Alleged Fathers, whose whereabouts are also unknown, that the Indiana Department of Child Services has filed its Verified Petition Alleging the child to be in Need of Services, in accordance with I.C. 31-34-9-3, and that an adjudication hearing has been scheduled with the Court. YOU ARE HEREBY COMMANDED to appear before the Judge of the Marion Superior Court, 675 Justice Way, Indianapolis, IN 46203 - 317-327-4740 for a(n) Trial Hearing on 12/10/2024 at 10:45 AM. At said hearing, the Court will consider the Petition and wideous these and wild reads it is tion and evidence thereon and will render its decision as to whether the above named minor child is child in need of services and shall enter adjudication accordingly. Your failure to appear after lawful notice will be deemed as your default and waiver to be present at said hearing. UPON ENTRY OF SAID ADJUDICATION, A DIS-POSITIONAL HEARING will be held in which the Court will consider (1) Alternatives for the care, treatment, or rehabilitation for the child; (2) The necessity, nature, and extent of your participation in the program of care, treatment, or rehabilitation for the child; and (3) Your financial responsibility for any services provided for the parent, guardian or custodian of the child including child support. YOU MUST RESPOND by appearing in person or by an attorney within thirty (30) days after the last publication of this notice and in the event work fail. publication of this notice, and in the event you fail to do so, an adjudication on said petition, judgment to do so, an adjudication of saio petition, judgment by default may be entered against you, or the court may proceed in your absence, without further notice. Logan K Russell, 34179-29 Attorney, Indiana Department of Child Services 4150 N. Keystone Ave. Indianapolis,0IN046205)FAX: 317-232-1816 Office: 812-276-7744

IN THE GENERAL SESSIONS COURT OF WILSON COUNTY, TENNESSEE Peter James Prosser Plaintiff, vs Diane Renee Prosser, Defendant, No. 24-DV-82 ORDER ON MOTION FOR SERVICE BY PUBLICATION This cause came on to be heard on October 31, 2024 on the motion of the Plantiff Peter James Prosser, for service by publication and it appearing from the allegations of the Complaint for Divorce in this cause, that Diane Renee Prosser, the Defendant in this cause cannot be served with the ordinary process of law for the following reasons: certified mail was returned unclaimed and the Plaintiff, after four attempts, was not able to

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serve Defendant at her home address. It is thereserve Deterior at her hollow and each serve fore ordered that said Defendant enter an appearance, 30 days after the last publication, and file an answer to the Complaint of Divorce or judgement by default may be taken against you for the relief de-manded in the Complaint for Divorce. A copy of this order is to be published for four consecutive weeks he Tennessee Tribune, Nashville, Tennes-. November 14th, 21, 28th, and December 5.

Notice is hereby given that Stephano D. Goliday Hollon has filed a petition in Davidson County Holion has filed a petition in Davidson County Chancery Court to correct his legal name to Stephano D. Goliday Holion from the all caps name (ENS LEGIS). The court date will be scheduled this month of November 2024, Davidson County Courthouse room 301, Public Square, Nashville Tn 37201. Any interested parties may appear and show 37201. Any nitrotester parties into spoke and its slow cause, if any why the name correction should not be granted this notice was dated on October 18, 2024 Stephano D. Goliday Hollon Private Non Statutory Resident Nashville Tennessee, 37208 Publication date November 21, 28, December 5, 2024.

REQUEST FOR PROPOSAL FOR

NEQUEST FOR PROPOSAL FOR ON-CALL CLEARING, GRUBBING AND 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-(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 Copies of the Contract Documents (RFP, Proposal Schedule, Attachments, etc.) will be available on Friday, November 15, 2024 and may be obtained electronically from <u>B2GNow E-Bidding</u>, an online tendering service. ELECTRONIC PROPOSALS for HR Compensation Study will be submitted through his online platform, <u>BZGNow E-Bidding.</u> The Small Minority Woman-Owned Business Enterprise (SMWBE) participation level established for this project is <u>9.26% MBE and for WBE.</u> For information on eligible SMWBE firms, proposers should contact the Business Diversity Development, (615) 275-4202. 4302, or visit https://flynashville.com/nashville-airport-authority/business-opportunities/business-diversity-development. Further detail concerning this proposal may be obtained from the MNAA web site:https://flynashville.com/nashville-airport-

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 of Editor Decamber 6, 2024, and prouble of the Contract Documents. posal Schedule, Attachments, etc.) will be available on Friday, December 6, 2024 and may be obtained electronically from BZGNow E-Bidding, an online tendering service. ELECTRONIC PROPOSALS for Landscaping will be submitted through this online platform, BZGNow E-Bidding. The Small Minority Woman-Owned Business Enterprise (SMWBE) participation level establishments. lished 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 (6.51%). For information on eligible SMWBE firms, proposers should contact the Business Diversity Development. (615) 275-4302, or visit https:// Sty Development, (o13) 273-402, or wish migs.// flynashville.com/nashville.airport-authority/business-opportunities/business-diversity-development. Further detail concerning this proposal may be obtained from the MNAA web site: https://flynashville.com/

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