

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property: DAWN L MILLER PILOT The street address of the above described property is believed to be 624 FEDERS DRIVE, MADISON, TN 37111 but such address is not part of the legal description of the property sold herein and in the event of a discrepancy, the legal description referenced hereinafter shall control. SALE IS SUBJECT TO OCCUPANTS' RIGHT OF POSSESSION. THE RIGHT OF FIRST REFUSAL TO PURCHASE THE PROPERTY SHALL BE RESERVED TO ADJUDICATE THE DATE OF THE SALE TO ANOTHER DAY, TIME AND PLACE CERTAIN WITHOUT FURTHER PUBLICATION. UPON ANNOUNCEMENT AT THE TIME AND PLACE FOR THE SALE SET FORTH ABOVE, THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED 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; Ally Financial Inc, MetLife Codes Department/Midland Funding LLC as successors in interest to WebBank/Dell Financial Services LLC/Mortgage Electronic Registration Systems, Inc., as assignors and assigns; Republic Finance, Well Fargo; WM Specialty Mortgage LLC If applicable, the notice requirements of Tenn. Code Ann. 35-5-101 have been waived. All right of equity of redemption, statutory or otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will set and convey only as Substitute Trustee, if the U.S. Department of Treasury, 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 and in the future for 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. 6425 and Tenn. Code Ann. §97-1-1433. This provision is intended to comply with the requirements of said sale is subject to confirmation by the lender or trustee.

Trustee File No. 2025-01669-TN Western Progressive Bank - Tennessee, Inc. Register Agent Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nashville, TN 37203-1312 SALE INFORMATION Sales Line: (866) 960-8299 Website:https://www.auctionsource.com/loginpage.aspx Ad #253987 2025-05-29 2025-06-05 2025-05-26 2025-06-12

NOTICE OF FORECLOSURE SALE STATE OF TENNESSEE, DAVIDSON COUNTY WHEREAS Adonting A. Kwakye executed a Deed of Trust to First Horizon Bank, Lender and Charles W. Ricketts, Jr., Trustee(s), which was dated June 13, 2022, and recorded on June 21, 2022, in Instrument Number 20220621-0070101 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, First Horizon Bank (the "Holder"), appointed the undersigned Brock & Scott, PLLC, as its Successor Trustee, and the undersigned has powers and privileges of the original Trustee named in said Deed of Trust; and NOW, Therefore, notice is hereby given that the entire indebtedness heretofore 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 call July 22, 2025, at 10:00 AM at the usual and customary location at the Davidson County Courthouse, Nashville, Tennessee, the proceeds to sell public out to the highest bidder with express reservation that the property situated in Davidson County, Tennessee, to be sold is located in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Grantee of record in Book 2 of Instrument No. 20180531-0051923, in the Register of Deeds Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property; Being the same property conveyed to Adonting A. Kwakye, herein by warrant dated 13th day of June, 2022, of record in Book 2 of Instrument No. 20220621-0070101 in the Register of Deeds Office for Davidson County, Tennessee, ID Number: 160 12 0021 Advertisement Description: 1058 Granbery Park Dr; Brentwood, TN 37027 Current Party(ies): Granbery Homeowners Association, Inc.; Trustee(s): Adonting A. Kwakye Other Interested Parties: The property described above shall be subject to all matters shown on any recorded plat; and any delinquencies paid for unpaid property taxes and/or other restrictive covenants, easements or subordination that may be applicable; any prior liens or encumbrances as well as any priority created by a future filing; a deed of trust; and any matter than an accurate survey of the property and best bidder for cash, the following: Redemption, statutory or otherwise, homestead, and power 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 without further publication, upon announcement at the time and place for the sale set forth above. This office is attempting to collect a debt owed by Adonting A. Kwakye to the lender for the purpose of Brock & Scott, PLLC, Substitute Trustee to Tennessee Department of Revenue, 436 Chambliss Dunwoody Road, Suite 500 Atlanta, GA 30341 Ph: 404-789-2666 Fax: 404-294-0919 File #: 24-25342 Ad #254051 2025-06-12 2025-06-26 2025-05-29 2025-06-26

NOTICE TO CREDITORS

#253987

ESTATE OF DOVIE CARTER. Notice is hereby given that on the 21st day of MAY, Letters of Authority in respect to the estate of, DOVIE CARTER, were granted 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 within sixty (60) days prior to 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 30th day of JANUARY 2025. Personal Representative(s): JAMES M. COOPERMAN, MARTIN ALLEN 603 WOODLAND ST NASHVILLE, TN 37206; Published dates: Jun 12th, 19th

NOTICE TO CREDITORS

#253993

ESTATE OF MARY RUBY PERRY. Notice is hereby given that on the 16th day of MAY, Letters of Authority in respect to the estate of, MARY RUBY PERRY, were granted 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 within sixty (60) days prior to 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 05th day of MAY 2025. Personal Representative(s): LEAH MARSHALL 372027, Attorney for Personal Representative(s): HAIRSTREET II, ROLAND THOMAS 615 MAIN STREET, SUITE 106 NASHVILLE, TN 37206; Published dates: June 12th, 19th

NOTICE TO CREDITORS

#253980

ESTATE OF VIRGINIA ELIZABETH OWEN COOPER. Notice is hereby given that on the 20th day of MAY, Letters of Authority in respect to the estate of, VIRGINIA ELIZABETH COOPER, were granted on 02/16/2025 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 within sixty (60) days prior to 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 16th day of FEBRUARY 2025. Personal Representative(s): VICTORIA JACKMAN 4830 ARJUNY INDIANAPOLIS, IN 46228; Attorney for Personal Representative(s): HOLDEN, TRAVERNA A. 20 EAGLE MAIN STREET Lebanon, TN 37087; Published dates: June 12th, 19th

NOTICE TO CREDITORS

NOTICE TO CREDITORS
#25P1097
ESTATE OF DONALD B. REED. Notice is hereby given that on the 30th day of MAY, Letters of Authority in respect to the estate of, DONALD B. REED, who died on 05/22/2025 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 of

ADRIAN LAWES vs MYLASIA IVETTE ANDERSON
 Case Docket #250248

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 MYLASIA IVETTE ANDERSON. It is ordered that said Defendant appear HER appearance herein with thirty (30) days after JUNE 05th, 2025 same being the date of the last publication of this notice to be held at Metropolitan Circuit Court located at Public Safety Room 302, Nashville, Tennessee, and defend or default will be taken on JULY 07th, 2025. It is therefore ordered that a copy of the Order be published for four (4) weeks succession in the TENNESSEE TRI-BUNE, a newspaper published in Nashville, May 29th, June 05th, 12th, 19th January for Plaintiff Joseph P. Day, Clerk, Annee P. DaviMAY 29th, 06th 2025 Deputy Clerk S. Razzorralre

**NOTICE TO SEEK TITLE 10020 Hinda SH51 WIN ZD
 CKE101MYA007766** Any and all parties holding interest in this motorcycle should respond via certified mail, return receipt requested to Bernie Trelley 444 Cedarvale Dr Nashville, TN 37211 within 10 days of this publication

PUBLIC NOTICE Metropolitan Development and Housing Agency Notice of Request for Public Comment Amendment Seven to the Disaster (D) Action Plan
The Government of Nashville and Davidson County will accept public comment regarding the CDBG-DR Action Plan Public Comment Period: Beginning Friday, March 20, 2025, the Metropolitan Development and Housing Agency (MDHA) will make draft Amendment Seven available for public examination and comments. Members of the public may access copies at the following locations:
• Download from MDHAs website: bit.ly/CDBGDR7; Request copies by contacting mdha@metropolitandevelopmentandhousing.org.
• The MDHA Community Development Department: 2600 Belmont Boulevard, Suite 200, Nashville, TN 37202 or call (615) 252-8505 or Telecommunications Device for the Deaf (TDD) at (615) 252-8599. MDHA will review all comments received.
Comments are due on or before Tuesday, May 13, 2025, at the following addresses:
• Email: commentperiod@nashville-mdha.org (subject: Disaster Recovery Plan); Faxed to (615) 252-8533 (attention: Disaster Recovery Plan); Mailed to the Metropolitan Community Development Department; attention: Disaster Recovery Plan P.O. Box 846, Nashville, TN 37202.
Purpose and Summary: Amendment Seven proposes to transfer program income received from CDBG-DR funds to fund Homeowner Rehab Loan and Grant and CDBG-DR Program Repairs (received as of March 17, 2025). Estimated total cost \$638,000 based on estimated net expenditures not to exceed \$30,000 (based on amortized loan repayments) to be received prior to the CDBG-DR grant period closest estimated to be no later than June 30, 2025, to Metrolink Nashville-Davidson County's CDBG Entitlement grant. Program income

received after the CDBG-grant claim is closed out will be received directly to the CDBG Entitlement grantee. The table below reflects current program income on the main, program income estimated to be received prior to CDBG-grant closeout and amounts to be transferred for use in the Metropolitan Nashville-Davidson County's CDBG Entitlement Program. On behalf of T-Mobile, this will advise interested members of the general public as follows. T-Mobile intends to install (a) six (6) telecommunications antennas at a centerline length of 80 feet on a 84-foot building located at 1000 17th Avenue South, Nashville, Davidson County, Tennessee 37013, Lat: 36-36.8, Long: -86-38-58.4. Members of the public interested in submitting comments on the possible effects of the proposed co-location on properties included in or eligible for inclusion in the National Register of Historic Places may send their comments to Hannah Powell, h.powell@trileaf.com, Trileaf Corporation representative acting on behalf of T-Mobile, 1515 Des Peres Road, Suite 200, St. Louis, MO 63113 or call at (314) 997-6111. The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option 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 by the Trustee and place for the same announcement. THE TRUSTEE IS SELLING THE PROPERTY AS IS. BUYER BEWARE. TRUSTEE MAKES NO REPRESENTATIONS AS TO THE CONDITION OF THE PROPERTY, THE STATUS OF TITLE, OR FOR ANY LIENS OR ENCUMBRANCES ON THE PROPERTY. DATED JUNE 2, 2025

Run dates dates 12, 19, 26, 2025

THE SAYER LAW GROUP P.C., AS SUCCESSOR TRUSTEE

LEGAL NOTICE - The business records of the following customers of ACCESS INFORMATION MANAGEMENT (or any affiliates of ACCESS) located at 3258 Ezell Pike, Nashville, TN 37211 have been abandoned: DR JACKSON JACOBS. All records will be shredded 16 days after publication of this notice. Anyone claiming to have an interest in the records should contact Access Information Protected in writing at the following address: 4 First Avenue, Peabody, MA 01960 Attn: Legal Department Tel No (888) 869-2762

THE PROBATE COURT OF SHELBY COUNTY, ALABAMA NOTICE OF ADOPTION PROCEEDING - Case No. PR-2025-001934
TO: Justin Mark Watkins, the Legal Father of GRW, a minor, whose whereabouts are unknown. Please take notice that a Petition to adopt GRW a male born to Miranda Louise Bentley on May 17, 2022 in Nashville, Davidson County, Tennessee has been filed in the Probate Court of Shelby County. As a notified party, you may appear in the adoption proceeding to contest or support the Petition for Adoption. Please be advised that if you intend to contest this adoption, you must file a written response within thirty (30) days from the last day this notice is published. This notice is published with the attorney for Justin Mark Watkins, the same name and address as listed below, and the Chief Clerk of the Shelby County Probate Court at P.O. Box 825 Columbia, Alabama 35051. If you fail to respond within said thirty (30) days, the Court may construe that failure as an implied consent to the adoption and as a waiver of a right to appear and of further notice of the adoption proceedings. If the adoption is approved, your parental rights, if any, will be terminated. This is a legal proceeding. May 17, 2025
ATTORNEY: ANDREA E. GRAHAM, ESQ. 4562
AGARY AVE FAIRFIELD, AL 35064 (205) 727-4400


The Tennessee Tribune

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CONTINUED ON B10




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NOTICE OF TRUSTEE'S SALE
WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated 10/21/2005, and the Deed of Trust of even date securing the same, recorded 11/01/2005, in 20051101-0131899, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Seyed Moe Baghernejad and Cheryl Baghernejad, conveying certain property therein described to Advantage Title & Escrow as Trustee for Shellpoint Mortgage Servicing, as nominee for U.S. Bank National Association, as Indenture Trustee on behalf of the holders of the Terwin Mortgage Trust 2006-1, Asset-Backed Securities, TMTS Series 2006-1, and the undersigned, The Sayer Law Group, P.C., having been appointed Successor Trustee to Advantage Title & Escrow, as trustee for U.S. Bank National Association, as Indenture Trustee on behalf of the holders of the Terwin Mortgage Trust 2006-1, Asset-Backed Securities, TMTS Series 2006-1, NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of The Sayer

Law Group, P.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee to Advantage Title & Escrow, as trustee for U.S. Bank National Association, as Indenture Trustee on behalf of the holders of the Terwin Mortgage Trust 2006-1, Asset-Backed Securities, TMTS Series 2006-1, will, on 07/23/2025 at or about 10:00 am, at the De Kalb County Courthouse, 1 Public Square, Smithville, TN, offer for sale certain property hereinafter described to the highest bidder FOR **certified funds** paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:
Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Phase One, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20050105-0001853, Register's Office for Davidson County, Tennessee, to which said

plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to Seyed Moe Baghernejad and Cheryl Baghernejad, husband and wife, by deed of record in Instrument No. 20051101-0131897, Register's Office for Davidson County, Tennessee. ALSO KNOWN AS: 7065 Sugarplum Road, Nashville, TN 37211 Parcel ID:1811B128
This sale is subject to 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 governmental agency, state or federal; 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. In addition, the following parties may claim an interest in the above-referenced property:

CHERYL BAGHERNEJAD, 7065 SUGARPLUM ROAD, NASHVILLE, TN 37211

UNKNOWN SPOUSE OF CHERYL

BAGHERNEJAD, 7065 SUGARPLUM ROAD, NASHVILLE, TN 37211

ESTATE OF SEYED MOE BAGHERNEJAD, 7065 SUGARPLUM ROAD, NASHVILLE, TN 37211

EMIL GERGES, 7065 SUGARPLUM ROAD, NASHVILLE, TN 37211

RANIA IBRAHIM, 7065 SUGARPLUM ROAD, NASHVILLE, TN 37211

PARTIES IN POSSESSION, 7065 SUGARPLUM ROAD, NASHVILLE, TN 37211

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR OWNIT MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-1 C/O OCWEN LOAN SERVICING, LLC, 1661 WORTHINGTON ROAD, STE 100

WEST PALM BEACH, FL 33409

PINNACLE BANK, 150 3RD AVENUE SOUTH, SUITE 1000, NASHVILLE, TN 37201

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PINNACLE BANK, P.O. BOX 2026, FLINT, MI 48501

SUGAR VALLEY HOMEOWNERS ASSOCIATION C/O MORRIS PROPERTY MANAGEMENT, 413 WELSHWOOD DRIVE, NASHVILLE, TN 37211

SUGAR VALLEY HOMEOWNERS ASSOCIATION C/O MORRIS PROPERTY MANAGEMENT, 278 FRANKLIN ROAD, STE 140, BRENTWOOD, TN 37027

SUGAR VALLEY HOMEOWNERS ASSOCIATION C/O ASSOCIA CLIENT SHARED SERVICES CENTER, 1225 ALMA ROAD, RICHARDSON, TX 75081

SUGAR VALLEY HOMEOWNERS ASSOCIATION C/O ROGER BASKETTE JR, 95 WHITE BRIDGE RD #223, NASHVILLE, TN 37205
SUGAR VALLEY HOMEOWNERS ASSOCIATION
330 COMMERCE ST, STE 110, NASHVILLE, TN 37201
The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option 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. TRUSTEE IS SELLING THE PROPERTY AS IS. BUYER BEWARE. TRUSTEE MAKES NO REPRESENTATIONS AS TO THE CONDITION OF THE PROPERTY, THE STATUS OF TITLE, OR ANY LIENS OR ENCUMBRANCES ON THE PROPERTY.
DATED June 2, 2025
Run dates June 12, 19, 26, 2025
HE SAYER LAW GROUP, P.C.,
AS SUCCESSOR TRUSTEE

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WeGo Market Brings Produce to the Elizabeth Duff Transit Center

NASHVILLE, Tenn. — WeGo Public Transit is partnering with the Nashville Farmers’ Market to bring fresh, local produce to the plaza at the Elizabeth Duff Transit Center at WeGo Central. The goal of WeGo Market is to provide transit riders and downtown workers with healthy food options from several vendors. It will be held on the second and fourth Wednesday of each month from 2 p.m. to 5 p.m. starting June 11 and going through October. “This partnership with the Nashville Farmers’ Market shows that transit centers can be a catalyst for transit-oriented communities; places where reliable and affordable transportation can intersect with many aspects of neighborhood life,” said WeGo Deputy CEO, Growth and Development, Debbie Frank. “We’re proud to partner with WeGo Public Transit to launch the new WeGo Market, bringing fresh, local food directly to the community in a place that’s already part of their weekly routine,” says Darrell Lane, Executive Director of the Nashville Farmers’ Market. “By meeting people where they are, we’re making it easier for Nashvillians to access healthy, high-quality produce and meats from local farmers and food producers.” The Elizabeth Duff Transit Center is located at 400 Dr. Martin Luther King Jr. Blvd in downtown Nashville.

SBA Relief Still Available to Tennessee Private Nonprofits Affected by Tropical Storm Helene Deadline to apply for economic injury loans approaching

ATLANTA – The U.S. Small Business Administration (SBA) is reminding eligible private nonprofit (PNP) organizations in Tennessee of the July 9 deadline to apply for low interest federal disaster loans to offset economic losses caused by Tropical Storm Helene occurring Sept. 26, 2024.

The disaster declaration covers the counties of Carter, Claiborne, Cocke, Grainger, Greene, Hamblen, Hawkins, Jefferson, Johnson, Sullivan, Unicoi and Washington.

Under this declaration, SBA’s Economic Injury Disaster Loan (EIDL) program is available to PNPs providing non-critical services of a governmental nature with financial losses directly related to the disaster. Example of eligible non-critical PNPs include, but are not limited to, food kitchens, homeless shelters, museums, libraries, community centers, schools and colleges.

EIDLs are available for working capital needs caused by the disaster and are available even if the PNP did not suffer any physical damage. The loans may be used to pay fixed debts, payroll, accounts payable, and other bills not paid due to the disaster.

“SBA loans help eligible small businesses and private nonprofits cover operating expenses after a disaster, which is crucial for their recovery,” said Chris Stallings, associate administrator of the Office of Disaster Recovery and Resilience at the SBA. “These loans not only help business owners get back on their feet but also play a key role in sustaining local economies in the aftermath of a disaster.”

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