Legals/Classifieds

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 8, 2021, executed by EDWARD J. POLICASTRI conveying certain real property therein described to T.D. SERVICE COMPANY, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded January 13, 2021, at Instrument Number 20210113-0005927; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER INDIVIDUAL CAPACITY, BUT SOLET AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2021-2 who is now the owner of said debt; and WHEREAS, the undersigned Rubin Lublin TN, PLC, 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 July T1, 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: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 301 AS SET FORTH IN THE MASTER DEED ESTABLISHING ICON IN THE GULCH MASTER CONDOMINIUM, A CONDOMINIUM FORM OF OWNERSHIPAND USE IN THE MANNER PROVIDED UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION ANNUTATED, THE 60, CHAPTER 27, SECTION 101, ET SEC, OF RECORD AS INSTRUMENT NO. 20080423-0041665, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND EVERTHER BY THE MASTER DEED ESTABLISHING ICON IN THE GUICH MID-RISE CONDOMINIUM OF COORDED. RECORD AS INSTRUMENT NO 20080423-0041666 IN SAID REGISTER'S OFFICE: SAID UNIT ALSO
BEING SHOWN AS PART OF EXHIBITS 'D' TO SAID
MASTER DEEDS. BEING THE SAME PROPERTS
CONVEYED TO EDWARD J. POLICASTRI BY
WARRANTY DEED FROM THE JENNI LOU
KOESTER TRUST UNDER TRUST AGREEMENT
AGTED. HINE 20 4002. DECORPORED IN DATED JUNE 30, 1993, RECORDED IN INSTRUMENT NO. 202101130005926, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Parcel ID: 093 13 0C 007.00 PROPERTY ADDRESS: The street address of the property is believed to be 600 12TH AVE S, UNIT 301, NASHVILLE, TN 37203. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): EDWARD J. POLICASTRI 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 ar 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 ISATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Rubin Lublin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Site 100 People Pools of A 20071 46-place of A 200 Suite 100 Peachtree Corners, GA 30071 rlselaw.com/ property-listing Tel: (877) 813-0992 Fax: (470) 508-9401

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SUBSTITUTE TRUSTEES SALE Sale at public auction will be on 07/10/2025 on or about 11:00 AM, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, Davidson County, Tennessee, conducted by the Substitute Trustee as identified and set for the herein below, pursuant to Deed of Trust executed by EUGENIO ACOSTA AND BRENDA BARLOW, to MORRIS, SCHNEIDER, PRIOR LLC, Trustee, and recorded on 06/05/2001 as Instrument No. 20010605-0058253, in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2001-C, Asset-Backed Certificates, Series 2001-C The following real estate located in Davidson County The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of records: LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF GOLDEN VALLEY ESTATES, SECTION I, AS OF RECORD IN BOOK 4175, PAGE 142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, OFFICE FOR DAVISON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO BRENDAJOYCE MOSBY, A SINGLE PERSON, BY SPECIAL WARRANTY DEED FROM THE SECRETARY OF VETERAN AFFAIRS, DATED 10/09/90, OF RECORD IN BOOK 8218, PAGE 936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, FURTHER CONVEYED TO GRANTORS HEREIN BY DEED OF EVEN DATE WHICH SAID DEED IS OF RECORD IN BOOK 20010605-0058252, IS OF RELORD IN BOUNZ 2011/6019-0009259.

PAGE, SAID REGISTER'S OFFICE: Tax ID: 050
13 0 047.00 / 05013004700 / 50-13-47.00 / 50-13 47
/ MAP NO 50-13 PARCEL 47.00 Current Owner(s)
of Property: EUGENIO ACOSTA AND BRENDA
BARLOW The street address of the above described
property is believed to be 3209 EWINGDALE DRIVE. properly is believed to be 3209 EWINGDALE DRIVE, NASHVILLE, TN 37207, 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 TO ADJOURN THE DAY OF THE SALE TO ANOTHER DAY, TIME AND PLACE CERTAIN WITHOUT FURTHER PUBLICATION, UPON ANNOUNCEMENT AT THE TIME AND PLACE FOR THE SALE SET FORTH ABOVE. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF 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 PURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE. OTHER INTERESTED PARTIES: A & P CONSTRUCTION CO, CAPITAL BUILDERS, INC.; CAPITAL ONE BANK (USA), NA; INTERNAL REVENUE SERVICE; LVNV FUNDING LLC; METRO CODES DEPARTIMENT, MONOGRAM CREDIT CARD BANK OF GEORGI, MRC RECEIVABLES CORP. If applicable, the notice MRC RECEIVABLES CORP; if applicable, the notice requirements of Tenn. Code Ann. 35-5-101 have been met. All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee. If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them, and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 1911 to redeen the property as required by 20 0.3.5.

7425 and Tenn. Code Ann. §67-1-1433. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. Trustee File No. 2025-00157-TN Western Progressive - Tennessee, Inc., Substitute Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nashville, TN 37203-1312 SALE INFORMATION: Sales Line: (866) 960-8299 Website:https://www. altisource.com/loginpage.aspx Ad #253432 2025-05-29 2025-06-05 2025-06-12

Ad #252841 2025-06-12 2025-06-19 2025-06-26

SUBSTITUTE TRUSTEES SALE Sale at public auction will be on 06/20/2025 on or about 10:00 AM, at the At the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN, Davidson County, Tennessee, conducted by the Substitute Trustee as identified and set for the herein below, pursuant to Deed of Trust executed by DAWN LMILLER PILOT, to WESLEY D. TURNER, Trustee, and recorded on 12/05/2005 as Instrument No. 2005/1205-0145607, in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securifies Inc., Asset-Backed Pass-Through Certificates, Series 2005-R10 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: THE FOLLOWING REAL PROPERTY SITUATE IN CITY OF MADISON, COUNTY OF STIDATE IN CITY OF MADISON, COUNTY OF MADISON, COUNTY OF TENNESSEE, TO WIT-LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE PLAN OF MADISON PARK, SECTION II, WHICH IS OF RECORD IN BOOK 3106, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS COUNTY, IENNESSEE AND JESCHIEBED SEET ON THE SOUTHERLY SIDE OF FEDDERS DRIVE AND EXTENDS BACK BETWEEN PARALLE LINES 135.0 FEET TO A DEAD LINE. TAX ID #: 43-06-47 BY FEE SIMPLE DEED FROM LOIS J. LILLY, UNMARRIED AS SET FORTH IN DEED INSTRUMENT NO. AS SEL FURTH IN DEED INSTRUMENT IND.

20000314 NOZEG084 AND RECORDED 3/14/2000,

DAVIDSON COUNTY RECORDS. THE SOURCE
DEED AS STATED ABOVE IS THE LAST RECORD

OF VESTING FILED FOR THIS PROPERTY.

THERE HAVE BEEN NO VESTING CHANGES

SINCE THE DATE OF THE ABOVE REFERENCED. SOURCE. Tax ID: 04306004700 / MAP 43-6 PARCEL 47 / 043-06-0047.00 / 43-06-47 Current Owner(s)

of Property: DAWN L MILLER PILOT The street address of the above described property is believed to be 624 FEDDERS DRIVE, MADISON, TN 37115 but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control. SALE IS SUBJECT TO OCCUPANT(S) SMII 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 CERTIAN
WITHOUT FURTHER PUBLICATION, UPON
ANNOUNCEMENT AT THE TIME AND PLACE FOR
THE SALE SET FORTH ABOVE. THE TERMS OF SALE ARE CASH. ANY TAXES OR FEES WILL BE THE RESPONSIBILITY OF THE PURCHASER. IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE. OTHER INTERESTED PARTIES: Ally Financial Inc; Metro Codes Department, Midland Funding LLC as successor Codes bepartitient, without in triuming LtC as successful, in interest to WebBank Dell Financial Services LLC; Mortgage Electronic Registration Systems, Inc., as nominee for Household Finance Corporation, is successors and assigns; Republic Finance; Wells Fargo; WM Specialty Mortgage LLC If applicable, the notice requirements of Tenn. Code Ann. 35-5-101 have been met. All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee. If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them, and the Sale will be subject to the applicable governmental entities right to redeem the property as required by 26 U.S.C. 7425 and Tenn. Code Ann. §67-1-1433. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. sale is subject to confirmation by the lender or frustee. Trustee File No. 2025-0169-TN Western Progressive - Tennessee, Inc., Substitute Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nastiville, TN 37203-1312 SALE INFORMATION: Sales Line: (866) 960-2929 Website:https://www.altisource.com/loginpage.aspx Ad #253987 2025-05-29 2025-06-05 2025-06-12

NOTICE OF FORECLOSURE SALE STATE OF TENNESSEE, DAVIDSON COUNTY WHEREAS,

Adonteng 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 8 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, Substitute Trustee, by virtue of the power and authority vested in it, will on July 22, 2025, at 10:00 AM at the usual and customary John 22, 2023, at 1000 Awil at the Subar and customery 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 No. 2 on the Plan of Final Plat of Granbery of record in Plat at Instrument No. 20180531-0051923, 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 the same property conveyed to Adonteng A. Kwakye, herein by warranty deed dated 13th day of June, 2022, of record at 202206210070100 in said Register's Office Tennessee. Percel ID Number: 160 12 0A 021 Address/Description: 1058 Granbery Park Dr, Brentwood, TN 37027 Current Owner(s): Adonteng A. Kwakye Other Interested Partifice's Craphon-Underwayer &secretical Inc. The Party(ies): Granbery Homeowners 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 as went as any priority related by a nature iming, a deep of frust, 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 be an expression as the second of the property of t 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 o'o Tennessee Foreclosure Department 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341 PH: 404-789-2661 FX: 404-294-0919 File No.: 24-25342 Ad #254509 2025-06-12 2025-06-19 2025-06-26

NOTICE TO CREDITORS

ESTATE OF DOVIE CARTER. Notice is hereby 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) (4) Total (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 30th day of JANUARY 2025. Personal Representative(s YULANDA NEALY 858 SLATE ROCK RD ENNIS, TX 75119; Attorney for Personal Representative(s); KOOPERMAN, MARTIN ALLEN 603 WOODLAND ST NASHVILLE, TN 37206; Published dates; June

NOTICE TO CREDITORS

#25P993
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, who died on 05/05/2025 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 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 (60) days pilot to the date that is lour (4) mitority 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 MARSH 4652INDIEN SUMMER DRIVE NASHVILLE, TN 37207; Attorney for Personal Representative(s); HAIRSTON II, ROLAND THOMAS 615 MAIN STREET, SUITE 106 NASHVILLE, TN 37206; Published dates; June 12th, 19th

NOTICE TO CREDITORS #25P830 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 OWEN COOPER, who died 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 or 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 receiver the copy of the Notice less than sixty (60) days prio to the date that is four (4) months from the date of to the date that is four (4) months from the date that is four (4) months from the date that (1) (A); or Twelve (12) months from the decedent's date of death this 16th day of FEBUARY 2025. Personal Representative(s); LORRAINE FLORA VICTORIA BLACKMAN 4830 ARABIAN RUN NDIANAPOLIS, IN 46228; Attorney for Personal Representative(s); HOLDEN, TRAVENIA A. 208 EAST MAIN STREET LEBANON, TN 37087; Published dates: Luna 12th 19th Published dates; June 12th, 19th

NOTICE TO CREDITORS

ESTATE OF SANDRA HALF ENOCH Notice is hereby given that on the 15th day of MAY, Letters of Authority in respect to the estate of, SANDRA HALE ENOCH, who died on 03/09/2025 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. 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 (A), or Twelve (12) months from the decedents date of death this 09th day of MARCH 2025. Personal Representative(s); SHEILA LYNN HALE 6625 CHRISTIANSTED LANE NASHVILLE, TN 37211; Attorney for Personal Representative(s); DUNCAN, JAD ANDREW 161 BELLE FOREST CIRCLE NASHVILLE, TN 37221; Published dates;

NOTICE TO CREDITORS

ESTATE OF DONALD PRESLEY PAUL. Notice is hereby given that on the 15th day of MAY, Letters of Authority in respect to the estate of, DONALD PRESLEY PAUL, who died on 04/11/2025 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 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 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 darf of death this 11th day of APRIL 2025. Personal Representative(s): DEBORAH TORGERSEN-PAUL 8701 HASELTON ROAD NASHVILLE, TN 37221; Attorney for Personal Representative(s); DUNCAN, JAD ANDREW 161 BELLE FOREST CIRCLE NASHVILLE, TN 37221; Published dates;

NOTICE TO CREDITORS

#25P960 ESTATE OF MATTIE SHAVERS JOHNSON. Notice is hereby given that on the 15th day of MAY, Letters of Authority in respect to the estate of, MATTIE SHAVERS JOHNSON, who died on 11/01/2024 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and nonresident, 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 bothcaidn (up possing, as the case hady bey of the 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 predite 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 to the date that is four (4) months from the date or the first publication (or posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 01st day of NOVEMBER 2024. Personal Representative(s): CHARLES WILLIAM JOHNSON JR 64 TALL PINES WAY NEWPORT NEWS, VA 23606; Attorney for Personal Representative(s); DUNCAN, JAD ANDREW 161 BELLE FORESET CIRCLE NASHVILLE, TN 37221; Published dates; June 12th,19th

NOTICE TO CREDITORS

ESTATE OF ARIC DEWAYNE BOLDEN. Notice is hereby given that on the 22nd day of MAY, Letters of Authority in respect to the estate of, ARIC DEWAYNE BOLDEN, who died on 12/17/2024 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 observations. 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 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 DECEMBER 2024. Personal Representative(s); KEENON DEWAYNE LOPEZ 1605 NEEDMORE ROAD 34001 CLARKSVILLE, TN 37042; Attorney for Personal Representative(s); HAIRSTON II, ROLAND THOMAS 615 MAIN STREET, SUITE 106 NASHVILLE, TN 37206; Published dates; June 12th, 19th

NOTICE TO CREDITORS

ESTATE OF JAMES TURK BAKER JR. Notice is ESTATE OF JAMES TURK BAKER JR. Notice is hereby given that on the 05° day of MAY, Letters of Authority in respect to the estate of, JAMES TURK BAKER JR, who died on 03/19/2025 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 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 of the Notice to Creations, if the creatior 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 MARCH 2025. Personal Representative(s); WARD ASHLEY BAKER 820 OVERTON LANE NASHVILLE, TN 27202. Attention for December 1 Personal Representative(s). 37220; Attorney for Personal Representative(s); HARWELL III, AUBREY B. 1600 WEST END AVENUE SUITE 1400 NASHVILLE, TN 37203; Published dates; June 12th, 19th

NOTICE TO CREDITORS

#25P1021 ESTATE OF DOROTHY JAMES ELLIS. Notice is hereby given that on the 30th day of MAY, Letters of Authority in respect to the estate of, DOROTHY JAMES ELLIS, who died on 04/24/2025 were JANIES ELLIS, with offet on 04/24/20/3 Welf essued 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 24th day of APRIL 2025. Personal Representative(s); RICHARDS J ELLIS 8207 SAWER BROWN RD N-3 NASHVILLE, TN 37221; Attorney for Personal Representative(s); MONTGOMERY, KEVIN DON 4301 HILLSBORO PIKE STE 300 NASHVILLE, TN 37215; Published dates; June 12th, 19th

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 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 arront the date of the initst publication (or possing) described in (j) (A); or "welve (12) months from the decedent's date of death this 22nd day of MAY 2025. Personal Representative(s); DDROTHY LYNNE WALLMAN 6412 CURYWOOD ROAD NASHVILLE, TN 37205; Attorney for Personal Representative(s); MONTGOMERY, KEVIN DON 4301 HILLSBORO PIKE STE 300 NASHVILLE, TN 37215; Published dates; June 12th, 19th

NOTICE TO CREDITORS

ESTATE OF LINDA SHERYL MCCRACKEN. Notice is hereby given that on the 03rd day of JUNE, Letters of Authority in respect to the estate of, LINDA SHERYL MCCRACKEN, who died on 05/09/2025 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and nonresident, 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 09th day of MAY trie decedents date of death trib us²² day of MAY 2025. Personal Representative(s); ANDREA M JOHNSON 2616 CAMPBELL RD COLUMBIA, TN 38401; Attorney for Personal Representative(s); WISCHHOF, DANIEL LOREN 124 LONG HOLLOW PIKE GOODLETSVILLE, TN 37072; Published dates; June 12th, 19th

NOTICE TO CREDITORS

#25P985 ESTATE OF HERMAN WAYNE DEPRIEST. Notice is hereby given that on the 66th day of JUNE, Letters of Authority in respect to the estate of, HERMAN WAYNE DEPRIEST, who died on 04/08/2025 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division, All persons, resident and nonresident, 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 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 08th day of APRIL 2025. Personal Representative(s); JULIE M CLARK 6095 TEMPLE ROAD NASHVILLE, TN. X7221, Attorney for Personal Representative(s); KOOPERMAN, MARTIN ALLEN 603 WOODLAND ST NASHVILLE, TN 37206; Published dates; June

PUBLIC NOTICE FOR JUNE 2025 Notice of Regular Public Meetings and Public Comment Opportunities related to the Greater Nashville Regional Council (GNRC) and Greater Nashville Regional Council (GNRC) and its Boards and Committees Public Meetings Notice is hereby given that the following will meet during regular sessions for the purpose of considering and transacting business on behalf of GNRC and its membership. Transportation Coordinating Committee — The committee will meet at GNRC offices, 44 Vantage Way, Suite 450, Nashville, TN 37228 on June 4 at 10:30 a.m. to develop recommendations for the Transportation Policy Board. Aging and Disability Advisory Committee — The committee will meet at GNRC offices, 44 Vantage Way, Suite 450, Nashville, TN 37228 on June 5 at 10:00 a.m. to develop recommendations for the Area Agency on Aging and Disability. Regional Council — The council body will meet at the Nashville Downtown Library, 615 Church Street, Nashville, TN 37219 on June 18 at 10:15 a.m. to conduct business on behalf of its at 10:15 a.m. to conduct business on behalf of its local government members. Further notice is given that the most up-to-date information about these and other public meetings is posted online at www. gnrc.org. Please check the website or call 615-862times and locations or other items of public notice Opportunities for Public Comment
GNRC provides an opportunity for public comment
as part of the regular agenda for in-person
meetings of public bodies. Those wishing to provide comments must be in attendance and will be asked to approach the podium by the chair of applicable bards or committees as listed on meeting agendas. Comments may also be submitted in writing at any time to comments@gnrc.org. Emailed comments will be reviewed by staff but will not be read or distributed at the public meeting. GNRC posts items available for public review and comment at https://www.gnrc.org/PublicNotices. Public comment is being requested for the following item. **About GNRC** GNRC was established by the TN General Assembly as an association of local governments empowered to convene local and state governments empowered to convene ocal and state leaders for the purposes of planning and programming state and federal investments into a range of social services and public infrastructure. GNRC serves as the region's federally recognized Area Agency on Aging and Disability (AAAD) and Economic Development District (EDD) and administers the Metropolitan Planning Organization (MPO) on behalf of the Nashville Area MPO Transportation Policy Board. Non-Discrimination Policy GNRC does not discriminate on the basis of race, creed, color, religion, sex (including pregnancy, gender identity, and sexual orientation), family status, national origin, and sexual onentation), farmly status, national origin, age, disability, genetic information (including family medical history), political affiliation, military service, limited English proficiency, any other class protected by applicable law in admission to, access to, or operations of its programs, services, or activities, and GNRC does not permit retaliation in response to engaging in oues not permit retailability legisles to englaging protected activities. This policy applies to applicants for employment and current employees as well as sub-recipients and subcontractors of the GNRC that receive federal funding. A copy of the Non-Discrimination Policy is available at GNRC orgl.Legal. Complaints or requests for accommodation should be directed to Grant Kehler. Non-Discrimination Coordinator, 44 Vantage Way, Ste. 450, Nashville, TN 37228, or by calling 615-862-8828. GNRC meetings may be audio and video recorded.

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ADRIAN LAWES vs MYLASIA IVETTE

Docket #25D248
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 enter HER appearance herein with thirty (30) days after JUNE 05°, 2025 same being the date of the last publication of this notice to be held at Metropolitan Circuit Court located at 1 Public Square, Room 302, Nashville, Ten-I PUDIC Square, Room 302, Nashville, len-nessee 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 20th Lune 06th 40th 10th Attentor for Directiff 29th, June 05th, 12th, 19th Attorney for Plantiff, Joseph P. Day, Clerk, Janae P. DaviMAY 08th 2025 Deputy Clerk S. Razoarreola

NOTICE TO SEEK TITLE 2010 Hinda SH150i VIN ZD-CKF101XAF001766 Any and all parties holding interest in this motorcycle should respond via certified mail, return receipt requested to Bernie Terrell 444 Cedarvalley Dr Nashville, TN 37211 within 10 days of this publication.

LEGAL NOTICE - The business records of the following customers of ACCESS INFORMATION MANAGEMENT (or any affiliates of ACCESS) located at 3258 Ezell Piles, 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) 869-2767 (Client Support); email: Collections@accesscorp.com.

PUBLIC NOTICE FROM THE OFFICE OF THE ASSESSOR OF PROPERTY Vivian M. Wilhoite, Assessor of Property of Metropolitan Nashville & Davidson Counby, announces that the records of the 2025 classification, appraised and assessed value of all taxable property within Davidson County, are open for inspection by the public. The Assessor of Property's records are open for inspection weekdays from 8:00 A.M. to 4:30 P.M. at the Howard Office Building, 700 President Ronald Reagan Way, Suite 210, Nashville, Tennessee, 37210. The property owner or an appointed representative who wishes to file a Formal Appeal regarding the classification, appraised value, and/or assessed value of any taxable property must schedule an appeal with the in dependent Metropolitan Board of Equalization (MBOE) or their appointed Hearing Officer. Property owners or their appointed representative must appear in-person to Appeal. You may schedule a Formal Appeal beginning Monday, May 12, 2025, through Friday, June 27, 2025, at 4 p.m. by calling (615) 862-6059, weekdays between 8:30 a.m. and 4:00 p.m. The deadline to schedule a For-mal Appeal to the independent MBOE is Friday, June 27, 2025 at 4:00 P.M. The independent MBOE will con-vene in regular session on June 2, 2025 and will adjourn its regular session on June 27, 2025. The independent MBOE will convene in special session on June 30, 2025. Scheduled Appeals will be heard at the Howard Office Building, 700 President Ronald Reagan Way, Suite 210, Nashville, Tennessee, 37210.Unless you file a Formal Appeal to the independent MBOE by the deadline, the Appeal to the integretion involve by the deadline; last written notice we provided you may become your final assessment effective as of January 1, 2025. Failure to file a timely Formal Appeal to the independent MBCDE may also result in you losing further appeal rights for the 2025 tax year. If any accommodations are needed for individuals with disabilities who have a scheduled house labeling appears are the expension of the provided in the commodation. Appeal Hearing, please request the accommodation through hubNashville at https://nashville.gov/hub-ADAbloards or by calling (615) 862-5000. Accommodations requests should be made to hubNashville as soon as the Appeal Hearing is scheduled. It is recommended that accommodations requests be made at least 72 hours prior to the scheduled Appeal Hearing. ADA Assistance: A wheelchair accessible ramp is located at the front of our building. If you need special assistance, contact Kristina Ratcliff at (615) 862-6080. The Assessor of Property does not discriminate on the basis of age, race, sex, color, national origin, religion or disability, in admission to, access to, or operation of its programs, services or activities, or in its hiring or employment practices.

PUBLIC NOTICE Metropolitan Development and Housing Agency Notice of Request for Public Comment Amendment Seven to the Metropolitan Comment Amendment seven to the Metropolitan Government of Nashville and Davidson County 2010 Community Development Block Grant Di-saster Recovery (CDBG-DR) Action Plan Public Comment Period: Beginning Friday, March 28, 2025, the Metropolitan Development and Housing Agency (MDHA) will make draft Amendment Sev Agency (MDI-IA) will make craft Amenoment sev-en available for public examination and comment. Members of the public may access copies in the following ways: • Download from MDHA's website at bit.ly(CDBGDR7; Request copies by contacting the MDHA Community Development Department at 615-252-8505 or Telecommunications Device for the Deaf (TDD) at 615-252-8599. MDHA will receive written comments until 4 on CDT Tuesday April 20 nments until 4 p.m. CDT Tuesday, April 29 2025, in the following ways: Electronically to consolidatedplan@nashville-mdha.org (subject: Disaster Recovery Plan); Faxed to 615-252-8533 (attention: Disaster Recovery Plan); Mailed to the MDHA Community Development Department, (attention: Disaster Recovery Plan) P.O. Box 846, Nashville, TN 37202. Purpose and Summary: Amendment Seven pro-poses to transfer program income received from CD-BG-DR funded Homeowner Rehab Loan & Grant and Purchase/Repair Programs received as of March 17, 2025, totaling \$2,004,658.86 plus additional amounts estimated not to exceed \$30,000 (based on amortized loan repayments) to be received prior to the CD-BG-DR grant closeout estimated to be no later than June 30, 2025, to Metropolitan Nashville-Davidson County's CDBG Entitlement grant. Program income

received after the CDBG-DR grant is closed out will be receipted directly to the CDBG Entitlement grant. The table below reflects current program income on hand, program income estimated to be received prior to CDBG-DR grant closeout and amounts to be transferred for use in the Metropolitan Nashville-Davidson ierred to due in the metropolitan vasarvine-bavisori 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 six (6) telecommunications antennas at a centerline height of 80 feet on a 84-foot building located at 100 neight of 80 feet on a 84-floot bullaing located at 1.00. Curlis Hollow Road, Antioch, Davidson County, TN 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 63131 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 of the sale to another day, time, and piace 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 THE SAYER LAW GROUP, P.C., AS SUCCESSOR

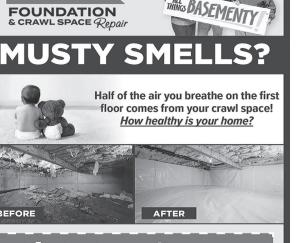
The Tennessee Tribune

LEGAL NOTICE - The business records of the following customers of ACCESS INFORMATION MAINAGEMENT (or any affiliates of ACCESS) located at 3258 Ezell Pike, Nashville, T1 37211 have been abandoned: DR JACKSON JACOBS. All records will abardioned: DR JACASON JACOBS. All records will be shedded if 6 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) 869-2767

IN 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 Brantley on May 17, 2020 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 re-sponse within thirty (30) days from the last day this Notice of Adoption Proceeding is published with the attorney for said Petitioner, whose name and address is shown below, and with the Chief Clerk of the Shelby County Probate Court at P.O. Box 825, Columbiana, 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 considered terminated. This the 12 day of May, 2025. Attorney: ANDREA F. GRAHAM ESQ. 4505 GARY AVE FAIRFIELD, AL 35064 (205)787-7446





PROJECT

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FOUNDATIONS - CRAWL SPACES - BASEMENTS - CONCRETE

NOTICE OF TRUSTEE'S SALE
WHEREAS, default has occurred in the
performance of the covenants, terms, and
conditions of a Deed of Trust Note 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, its successors and assigns; and Series 2006-1, its successors and assigns, 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 bidde 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:

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 NASHVILLE, TN 37211

ESTATE OF SEYED MOE BAGHERNEJAD, 7065 SUGARPLUM 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 FIK/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

WEST PALM BEACH, FL 33409

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

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

ASSOCIATION C/O MORRIS PROPERTY MANAGEMENT, 413 WELSHWOOD DRIVE, NASHVILLE,

SUGAR VALLEY HOMEOWNERS

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

NASHVILLE, TN 37205 SUGAR VALLEY HOMEOWNERS ASSOCIATION ASSOCIATION 330 COMMERCE ST, STE 110, NASHVILLE, TN 37201 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 for the sale set forth above. IS SELLING THE PROPERTY AS IS 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.,

The Tennessee Tribune

SUGAR VALLEY HOMEOWNERS ASSOCIATION C/O ROGER BASKETTE

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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 inter-

sect 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 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.

SCAN ME!

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 ernmental 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 col-

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."



FOUNDATIONS - CRAWL SPACES - BASEMENTS - CONCRETE

