

Legals

NOTICE OF SUBSTITUTE TRUSTEE'S SALE WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated March 18, 2024, executed by CHRISTOPHER BAXLEY conveying certain real property therein described to ROBERT E. LEE, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded March 20, 2024, at Instrument Number 20240320-0019132; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Morgan Stanley Residential Mortgage Loan Trust 2024-INV4 who is now the owner of said debt; and WHEREAS, the undersigned, Rubin Lublin TN, PLLC, having been appointed as Substitute Trustee by instrument to be filed for record in the Register's Office of Davidson County, Tennessee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Rubin Lublin TN, PLLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee will, on October 23, 2025 at or about 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: ALL THE A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 11 ON THE PLAN OF CITY VIEW SOUTH, AS SHOWN ON EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CITY VIEW SOUTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20210222-0020915, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF. THE IMPROVEMENTS THEREON BEING KNOWN AS 2176 CARSON STREET, NASHVILLE, TENNESSEE - 37211. Parcel ID: 105 16 US 011.00 PROPERTY ADDRESS: The street address of the property is believed to be 2176 CARSON ST, 5, NASHVILLE, TN 37211. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): CHRISTOPHER BAXLEY 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 at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Rubin Lublin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 rselaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 Ad #261300 2025-09-25 2025-10-02 2025-10-09

NOTICE OF SUBSTITUTE TRUSTEE'S SALE WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated April 15, 2020, executed by ESIM AVID and MARIAM ZAKY, husband and wife, and EMEY YONAN, unmarried, as joint tenants with right of survivorship, to J. Philip Jones, as Trustee for U.S. BANK NATIONAL ASSOCIATION, its successors and assigns, recorded on April 16, 2020 in Instrument Number: 20200416-0039866, in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made; and WHEREAS, U.S. BANK NATIONAL ASSOCIATION, hereinafter "Creditor", the party entitled to enforce said security interest, having appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee, or its agent, by virtue of the power, duty, and authority vested in and imposed upon said Substitute Trustee, will, on October 29, 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: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 102 ON THE PLAN OF FINAL PLAT, SECTION TWO, HAMILTON CHASE, "CLUSTER LOT SUBDIVISION" OF RECORD IN PLAT AT INSTRUMENT NUMBER. 20060807-0096557, SURVEYOR'S CERTIFI-

CATE OF CORRECTION IN INSTRUMENT NUMBER 20070723-0087046, 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 GRANTEES BY WARRANTY DEED FROM GRANTORS OF RECORD IN INSTRUMENT NO. 20200416-0039865, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Commonly known as: 316 BIRCHCLAY PT N ANTIOCH, TN 37013 Parcel number(s): 164.08 OC 067.00 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 set-back lines that may be applicable; any statutory rights of redemption of any state or federal governmental agency; any prior liens or encumbrances; any priority created by a 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: EMEY YONAN; ESIM AVID; SERVICE FINANCE COMPANY, LLC ; HAMILTON CHASE OWNERS ASSOCIATION; MARIAM ZAKY . If the United States, the State of Tennessee, or any agency thereof have any liens on the property and are named herein as interested parties, timely notice has been given to them in accordance with applicable law, and the sale will be subject to any applicable rights of redemption held by such entities, as required by 26 U.S.C. § 7425 and/or T.C.A. § 67-1-1433. The property will be sold AS IS, WHERE IS, WITH ALL FAULTS, and without warranty of any kind, express or implied, as to the condition of the property or any improvements thereon, including but not limited to merchantability or fitness for a particular purpose. The Substitute Trustee makes no covenant of seisin or warranty of title, express or implied, and will only convey the property by Substitute Trustee's Deed. Except as noted above, all right and equity of redemption, statutory or otherwise, homestead, and exemption are expressly waived in the Deed of Trust. The sale held pursuant to this notice is subject to the express reservation that it may be rescinded by the Substitute Trustee at any time. If the sale is rescinded for any reason, the purchaser shall only be entitled to a refund of funds tendered to purchase the subject property, and shall have no further or other recourse against Creditor, the Substitute Trustee, or their successor(s), assign(s), agent(s), and attorney(s). The right is reserved to adjourn the sale to another day, time, and place certain, without further publication, upon announcement at the time and place for the sale set forth above. Notice of such adjournment will 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 Road, Suite 450 Alpharetta, GA 30004 (423) 498-7400 tnfc@raslg.com Please reference file number 25-279526 when contacting our office. Investors website: https://www.rascranesalesinfo.com and https://BetterChoiceNotices.com THIS OFFICE MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

----- PLEASE PUBLISH ALL INFORMATION ABOVE. Ad #261428 2025-09-25 2025-10-02

NOTICE TO CREDITORS #25P1554 ESTATE OF MELVIN HAIT GOLDMAN. Notice is hereby given that on the 09th day of August, Letters of Authority in respect to the estate of, MELVIN HAIT GOLDMAN, who died on 07/04/2025 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 date of death this 04th day of JULY 2025. Personal Representative(s); RUSSELL S GOLDMAN 6850 HEATHFIELD DRIVE ATLANTA, GA 30328; Attorney for Personal Representative(s); COHEN, LEE ALAN 4908 CHARLOTTE PIKE NASHVILLE, TN 37209; Publish dates September 25 and October 2

NOTICE TO CREDITORS #25P1740 ESTATE OF JEANNETTE SIMS HOLLAND. Notice is hereby given that on the 18th day of September, Letters of Authority in respect to the estate of, JEANNETTE SIMS HOLLAND, who died on 05/15/2025 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 date of death this 15th day of MAY 2025. Personal Representative(s); ERIK TOWNSEND 1635 NORTHVIEW AVE NASHVILLE, TN 37216; Attorney for Personal Representative(s); HOLDEN, TRAVENIA A. 229 WEST MAIN STREET LEBANON, TN 37087; Publish dates September 25 and October 2

NOTICE TO CREDITORS #25P1680 ESTATE OF JIMMY G. COLE. Notice is hereby given that on the 18th day of September, Letters of Authority in respect to the estate of, JIMMY G. COLE, who died on 04/04/2025 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 date of death this 04th day of APRIL 2025. Personal Representative(s); PATRICK COLE 3333 MILL BRIDGE DRIVE ANTIOCH, TN 37013; Attorney for Personal Representative(s); TEMPLE, GARY WAYNE 4211 GALLATIN PIKE NASHVILLE, TN 37216; Publish dates September 25 and October 2

NOTICE TO CREDITORS #25P1663 ESTATE OF BETTY CAROLYN GRAHAM. Notice is hereby given that on the 19th day of September, Letters of Authority in respect to the estate of, BETTY CAROLYN GRAHAM, who died on 07/22/2025 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 described in (1) (A); or Twelve (12) months from the decedent's date of death this 22nd day of JULY 2025. Personal Representative(s); FELICIA WHITE 1823 STEWART CREEK RD. MURFREESBORO, TN 37219; Attorney for Personal Representative(s); CARTWRIGHT, WILLIAM DAVID 1535 WEST NORTHFIELD BLVD SUITE #3 MERFREESBORO, TN 37219; Publish dates September 25 and October 2

NOTICE TO CREDITORS #25P1757 ESTATE OF CHARLES CAUDILL. Notice is hereby given that on the 09th day of September, Letters of Authority in respect to the estate of, CHARLES CAUDILL, who died on 05/23/2025 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 date of death this 23rd day of MAY 2025. Personal Representative(s); BROOKLYN RAE CAUDILL 308 CRESTMONT DR., UNIT A HENDERSONVILLE, TN 37075; Attorney for Personal Representative(s); CARPENTER, JILL KRISTIN 500 CHURCH ST STE 210 NASHVILLE, TN 37219; Publish dates September 18 and September 25

NOTICE TO CREDITORS #25P832 ESTATE OF LOU GENNIE BETTS-GARRETT. Notice is hereby given that on the 09th day of September, Letters of Authority in respect to the estate of, LOU GENNIE BETTS-GARRETT, who died on 12/07/2024 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and non-resident, having claims, matured,

or un-matured, against the estate are required to file same with the clerk of the above name court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred: (1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty(60) days before the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 07th day of DECEMBER 2024. Personal Representative(s); ROBERT J TURNER NASHVILLE LAW OFFICES, PLLC 500 CHURCH STREET, SUITE 21 NASHVILLE, TN 37219; Attorney for Personal Representative(s); CARPENTER, JILL KRISTIN 500 CHURCH ST STE 210 NASHVILLE, TN 37219; Publish dates September 18 and September 25

NOTICE TO CREDITORS #25P420 ESTATE OF MARY E. LEWIS. Notice is hereby given that on the 08th day of September, Letters of Authority in respect to the estate of, MARY E. LEWIS, who died on 08/27/2024 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and non-resident, having claims, matured, or un-matured, against the estate are required to file same with the clerk of the above name court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred: (1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty(60) days before the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 27th day of AUGUST 2024. Personal Representative(s); LAVETTA L. WORD 1016 CHATEAU VALLEY CT. NASHVILLE, TN 37207; Attorney for Personal Representative(s); GUINN, SHERRYL D. 215 SECOND AVENUE NORTH SUITE 102 NASHVILLE, TN 37201; Publish dates September 18 and September 25

NOTICE TO CREDITORS #25P1677 ESTATE OF BARBARA DAVIS. Notice is hereby given that on the 11th day of September, Letters of Authority in respect to the estate of, BARBARA DAVIS, who died on 07/31/2025 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 date of death this 31st day of JULY 2025. Personal Representative(s); JACOB PERRYMAN 248 COMSTOCK RD SHELBYVILLE, TN 37160; Attorney for Personal Representative(s); CARTWRIGHT, WILLIAM DAVID 1535 WEST NORTHFIELD BLVD SUITE 3 MURFREESBORO, TN 37219; Publish dates September 18 and September 25

IN THE CIRCUIT COURT OF ROBERTSON COUNTY, TENNESSEE IN THE MATTER OF: DONTI LARRIAH GORDON, DOB: 02/24/2024 A Child Under the Age of 18 RAY SPENCE BOSTON & HEATHER COLEMAN BOSTON Petitioners, V. ROCKITTA YVETTA GORDON, Respondent/Mother AND LARRY DONNELL SHEFFIELD, SR. Respondent/ Putative Father AND STATE OF TENNESSEE, DEPARTMENT OF CHILDREN'S SERVICES Respondent/Legal Custodian NOTICE In this cause, it appearing from the Order of Publication, that the residence of the Respondent, Rockitta Yvetta Gordon, is unknown and cannot be ascertained upon diligent inquiry, it was ordered that publication be made for four consecutive weeks, in The Tennessee Tribune, to notify Respondent, Rockitta Yvetta Gordon, to file an answer with the Robertson County Circuit Court Clerk at 422 West Court Square, Room 106, Springfield, TN 37172 and send a copy to Petitioners' attorney, Jennifer L. E. Williams, whose address is 101 Fifth Avenue West, Suite 4, Springfield, TN 37172, within 30 days from the last date of publication, exclusive of the last date of publication, or a judgment by default may be entered against Respondent on NOVEMBER 13, 2025 AT 9:00 AM. Failure to respond may result in the termination of parental rights against the Respondent, Rockitta Yvetta Gordon, in favor of the Petitioners regarding the above-named child. This 4th day of September 2025. Jennifer L. E. Williams Attorney for Petitioners. Publish Dates September 11, 18, 25, October 2

SEVENTH CIRCUIT (PROBATE) COURT FOR DAVIDSON COUNTY TENNESSEE IN RE: THE ESTATE OF AUNDRA SNEAD AUNDREA

EPPS, DOCKET NO. 24P2539 Petitioner vs. AUNDREA SNEAD SWINGER Respondent PUBLICATION NOTICE IT APPEARING from the record in this matter that a Petition to Appoint Successor Personal Representative, Require an Inventory and Accounting of Estate Assets, and Declare Heirs of Aundra Snead is pending before this; it appears that Aundra Snead Swinger; who cannot after a diligent effort be located; therefore, said persons may be unavailable or non-residents of the state of Tennessee, and therefore, cannot be served with ordinary process of law. IT IS THEREFORE, ORDERED, that Aundra Snead Swinger enter her appearance in this matter by pleading herein within thirty (30) days of the last date of publication of the Notice, Failure to otherwise respond may result in default judgment being entered. This Notice being published four (4) consecutive weeks in the Tennessee Tribune, a newspaper published in Davidson County, Nashville, Tennessee. Joseph P. Day, Probate Clerk Publish dates September 18, 25, October 2, 9

PUBLIC NOTICE FOR OCTOBER 2025 Notice of Regular Public Meetings and Public Comment Opportunities related to the 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 October 1 at 10:30 a.m. to develop recommendations for the Transportation Policy Board.
• Regional Council – The council body will meet at GNRC offices, 44 Vantage Way, Suite 450, Nashville, TN 37228, on October 15 at 10:15 a.m. to conduct business on behalf of its local government members.
• Mid-Cumberland Area Development Corporation (MADC) – The MADC Board of Directors will meet at GNRC offices, 44 Vantage Way, Suite 450, Nashville, TN 37228 on October 16 at 10:30 a.m. MADC is designated by the SBA as a certified development company. Any portion of MADC business related to its work on behalf of GNRC's revolving loan fund will be open to the public and will have an opportunity for public comment.
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 615-862-8828 for the latest information about public meeting times and locations or other items of public notice.
Opportunities for Public Comment GNRC provides an opportunity for

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