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 January 15, 2021, executed by TERRY WAYNE NOLEN, JR. conveying certain real property therein described to YALE RILEY, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded January 21, 2021, at Instrument Number 20210121-0009110; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC who is now the owner of said debt; and WHERE-AS, 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 December 11, 2025 at or about 11:00 AM at the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Davidson County, Tennessee, to wit: LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN. LAND IN DAVID-SON COUNTY, TENNESSEE, BEING LOT NO. 109 ON THE PLAN OF SECTION III, SHEPHERD HILLS, OF RECORD IN BOOK 2900, PAGE 56, REGISTER'S OFFICE FOR DAVID-SON COUNTY, TENNESSEE. SAID LOT NO. 109 FRONTS 160 FEET ON THE SOUTHWESTERLY SIDE OF TWIN HILLS DRIVE, AND EXTENDS BACK 247 FEET ON THE NORTH-WESTERLY LINE AND 295.7 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 157.9 FEET. BEING THE SAME PROPERTY CONVEYED TO TERRY WAYNE NO-LEN JR., AN UNMARRIED MAN, BY DEED DATED NOVEMBER 29, 2019 OF RECORD IN DEED INSTRU-MENT/CASE NO. 20191223-0132458, IN THE COUNTY CLERK'S OFFICE. Parcel ID: 034 07 0 043.00 PROP-ERTY ADDRESS: The street address of the property is believed to be 212 TWIN HILLS DR, MADISON, TN 37115. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURlegal description shall control. CUR-RENT OWNER(S): TERRY WAYNE NOLEN, JR. OTHER INTERESTED PARTIES: The sale of the abovedescribed 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 Súbstitute 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, announcement at 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 OB-TAINED WILL BE USED FOR THAT PURPOSE. Rubin Lublin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 rlselaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508 9401`A cópy of this notice is being pub-

NOTICE OF SUBSTITUTE TRUSTEE'S SALE WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated October 18, 2010, executed by APOLINAR S CHAVEZ and MARSHA N SILVA conveying certain real property therein described to CHARLES E TONKIN, II, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded October 25, 2010, at Instrument Number 20101025-0085460; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Tennessee Housing Development Agency 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, NOW, THEREFORÉ Tennessee. 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 Sub stitute Trustee will, on January 7, 2026 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: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 131 ON THE PLAN OF TOWN PARK ES-TATES, OF RECORD IN BOOK 3300, PAGES 64 AND 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH REFER-ENCE IS HEREBY MADE FOR A

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MORE COMPLETE AND ACCURATE DESCRIPTION.BEING THE SAME PROPERTY CONVEYED TO APOLINAR S. CHAVEZ AND MAR-SHA N. SILVA, HUSBAND AND WIFE BY DEED FROOM METROPOLITAN NASHVILLE AIRPORT AUTHORITY OF RECORD IN INSTRUMENT NO. 20101025-0085458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Parcel ID: 135 01 0 054.00 PROPERTY ADDRESS: The street address of the property is believed to be 212 TOWN PARK DRIVE, NASHVILLE, TN 37217. 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): APOLINAR S CHAVEZ, MARSHA N SILVA OTHER INTER-ESTED PARTIES: SECRETARY OF HOUSING AND URBAN DEVELOP-MENT , MIDLAND FUNDING LLC AS SUCCESSOR IN INTEREST TO CITIBANK NA BEST BUY, BANK OF AMERICA NA, TD BANK USA, N.A., AS SUCCESSOR IN INTEREST TO TARGET NATIONAL BANK, DIS-COVER BANK The sale of the abovedescribed 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 OB-TAINED WILL BE USED FOR THAT PURPOSE. Rubin Lublin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, Place, Sulle 100 Peacrillee Corners, GA 30071 rIselaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 A copy of this notice is being pub-lished at www.BetterChoiceNotices. com Ad #264891 2025-11-13 2025-11-20 2025-11-27

SUBSTITUTE TRUSTEE'S SALE Sale at public auction will be on December 18, 2025 on or about

12:00PM local time, at the Davidson

County Courthouse, South Main door,

One Public Square, Nashville, Tennessee, conducted by the Co-Substitute Trustees as identified and set forth

herein below, pursuant to Deed of Trust executed by MARCEL F CHA-GNON, to Larry A. Weissman, Trust-ee, on March 9, 2010, as Instrument No. 20100317-0020134 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2024-2 Participation Intercated in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record: Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of West Meade Farms, Inc., Section VI, as of record in Plat Book 2331, Page 125, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description. Being the same property conveyed to Marcel F. Chagnon, unmarried by Deed dated 2/27/2006 from William O. Greene and wife, Catherine R. Greene of record in Instrument No. 20060302-0024588, Register's Office for Davidson County, Tennessee. Tax ID: 129 11 0 013.00 Current Owner(s) of Property: MAR-CEL F CHAGNON The street address of the above described property is believed to be 6535 Melinda Drive, Nashville, TN 37205, 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)
RIGHTS IN POSSESSION. THE RIGHT IS RESERVED TO ADJOURN THE DAY OF THE SALE TO ANOTH-ER 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 RESPON-SIBILITY 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 PUR-CHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RE-COURSE AGAINST THE GRANT-OR, THE GRANTEE, OR THE CO-TRUSTEES. OTHER INTERESTED PARTIES: SUN TRUST BANK AND AMERICAN EXPRESS CENTU-RION BANK THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. If applicable, the notice requirements of T.C.A. 35-5-101 have been met. All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Co-Substitute Trustee(s). This sale is also subject to the right of redemption by the INTERNAL REV-ENUE SERVICE/DEPARTMENT OF THE TREASURY, pursuant to 26 U.S.C. 7425 by reason of the following tax lien(s) of record in the original amount of \$55,648.26 as Instrument No. 20150928-0098240\$2,665.70 as Instrument No. 20191014-0105182 in

the real property records of Davidson

County Register's Office, Tennessee.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or co-trustee(s). 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 Trustor, the Trustee or the Trustee's attorney. MWZM File No. 25-000040-850-1 For additional sale information visit: https://www.tnforeclosurenotices.com Mackie Wolf Zientz & Mann, P.C., Co-Substitute Trustee PARK EAST 725 COOL SPRINGS BLVD, SUITE 140 FRANKLIN, TN 37067 AVT Title Services, LLC, Co-Substitute Trustee PARK EAST 725 COOL SPRINGS BLVD, SUITE 140 FRANKLIN, TN 37067 TN INVESTORS PAGE: http:// mwzmlaw.com/tn_investors.php #265252 2025-11-20 2025-11-27

SUBSTITUTE TRUSTEE'S SALE Sale at public auction will be on January 22, 2026 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, conducted by the Co-Substitute Trustees as identified and set forth herein below, pursuant to Deed of Trust executed by LYNN BATEY, to National Reverse Title LLC, Trustee, on May 28, 2021, as Instrument No. 20210810-0107384 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: Finance of America Reverse LLC The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record: All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being lot No. 5 on the Plan of Raymond Heights, of record in Book 1424, page 141, Register's Office for said County, more particularly described as follows: Beginning at a point in the westerly margin of Gatlin Drive, at the corner of Lots 5 and 6; thence South along said Drive, 75 feet; thence Southwesterly around a curve, 31.42 feet to a point in the north margin of Sooby Drive; thence with the margin of the same, westerly 145.5 feet; thence North 95 feet to a corner of Lots No. 5 and 6; thence with the line between said lots, east 165.5 feet to the point of beginning. Being the same property conveyed to Herman J. Batey, Et Ux by Warranty Deed from Raymond L. Seagroves, Et Ux recorded in Book 105, at Page 165, Register's Office for Davidson County, Tennessee. The improvements ty, Tennessee. The improvernents thereon being know as 1993 Gatlin Drive. Tax ID: 10614002200 Current Owner(s) of Property: LYNN BATEY
The street address of the above described property is believed to be 1993
Gatlin Drive, Nashville, TN 37210, 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 SION. THE RIGHT IS RESERVED TO ADJOURN THE DAY OF THE SALE TO ANOTHER DAY, TIME AND PLACE CERTAIN WITHOUT FUR-THER PUBLICATION, UPON AN-NOUNCEMENT 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 CO-TRUSTEES. INTERESTED PARTIES: SECRETARY OF HOUSING & URBAN DEVELOPMENT AND HERMAN J BATEY THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFOR-MATION OBTAINED WILL BE USED FOR THAT PURPOSE. If applicable, the notice requirements of T.C.A. 35-5-101 have been met. All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Co-Substitute Trustee(s). If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1.1433. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or co-trustee(s). 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 Trustor, the Trustee or the Trustee's attorney. MWZM File No. 25-000182-210-1 For additional sale information visit: https://www.tnforeclosurenotices. com Mackie Wolf Zientz & Mann, P.C Co-Substitute Trustee PARK EAST 725 COOL SPRINGS BLVD, SUITE 140 FRANKLIN, TN 37067 AVT Title Services, LLC, Co-Substitute Trustee PARK EAST 725 COOL SPRINGS BLVD, SUITE 140 FRANKLIN, TN 37067 TN INVESTORS PAGE: http://

SUBSTITUTE TRUSTEE'S SALE Sale at public auction will be on December 18, 2025 on or about 12:00PM local time, at the Davidson

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see, conducted by the Co-Substitute Trustees as identified and set forth herein below, pursuant to Deed of Trust executed by TIANTUAN ZHANG, to Allison Title, Trustee, on January 29, 2002, as Instrument No. 20020205-0015522 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: PNC BANK, NATIONAL ASSOCIATION The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record: Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Stones River Estates, Section I, as of record in Book 2900, page 139, Register's Office for said County. Said Lot No. 47 fronts 145.87 feet on the northerly curve line of Hickory hill Lance and extends back 210.80 feet on the the westerly line and 200.00 feet on the easterly line to a line on the rear measuring 103.50 feet thereon. Being the same property conveyed to Tiantuan Zhang by deed from Andrew Price Memorial United Methodist Church, a Tennessee corporation executed by Richard L. Pieper, Trustee and Julie Grisham, Trustee, dated January 29, 2002, the same being filed simultaneously herewith as Instrument No. 20020205 0015521, in the Register's Office for Davidson County, Tennessee. Tax ID: 085 04 0 022.00 Current Owner(s) of Property: TIANTUAN ZHANG The street address of the above described property is believed to be 2013 Hickory Hill Lane, Hermitage, TN 37076, 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) RIGHTS IN POSSES-SION. 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 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 CO-TRUSTEES. OTHER INTERESTED PARTIES: None THIS IN TERESTED PARTIES. NOTICE THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. If applicable, the notice requirements of T.C.A. 35-5-101 hour beautiful and All rights for the control of the page of th 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 Co-Substitute Trustee(s). 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

County Courthouse, South Main door,

One Public Square, Nashville, Tennes-

are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or co-trustee(s). 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 Trustor, the Trustee or the Trustee's attorney. MWZM File No. 25-000125-850-1 For additional sale information visit: https://www.tnforeclosurenotices.com Mackie Wolf Zientz & Mann, P.C., Co-Substitute Trustee PARK EAST 725 COOL SPRINGS BLVD, SUITE 140 FRANKLIN, TN 37067 AVT Title Services, LLC, Co-Substitute Trustee PARK EAST 725 COOL SPRINGS BLVD, SUITE 140 FRANKLIN, TN 37067 TN INVESTORS PAGE: http://mwzmlaw.com/tn_investors.php Ad #265386 2025-11-20 2025-11-27

NOTICE OF FORECLOSURE SALE STATE OF TENNESSEE, DA-VIDSON COUNTY WHEREAS, Maria Proia executed a Deed of Trust to Mortgage Electronic Registration Systems Inc., as beneficiary, as nominee for Mortgage Investors Group, Lender and Charles E. Tonkin, II, Trustee(s), which was dated September 17, 2019, and recorded on September 19, 2019, Instrument Number 20190919-0095027 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, Tennessee Housing Development Agency, (the "Holder"), appointed the undersigned, Brock & Scott, PLLC, as Substitute Trustee, with all the rights powers and privileges of the original Trustee named in said Deed of Trust; and NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Holder, and that as agent for the undersigned, Brock & Scott PLLC, Substitute Trustee, by virtue of the power and authority vested in it, will on January 27, 2026, at 10:00 AM at the usual and customary location at the Davidson County Courthouse Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit: Land in Davidson County, Tennessee, being Unit No. 5740 on the Plan of Brentwood Trace Condominiums, Section II of record in Book 5200, pages 376 and 377, Reg-ister's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the com-mon elements of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818 page 915, amended in Book 5868, page 70, said Register's Office.Being

the same property conveyed to MA-RIA PROIA, AN UNMARRIED MAN by Warranty Deed from DARYL S. PATER, of record in Instrument No. 20190919-0095026, said Register's Office. Parcel ID Number: 160 14 0D 021.00 Address/Description: 5740 Stone Brook Dr, Brentwood, TN 37027 Current Owner(s): Maria Proia Other Interested Party(ies): Ascend Federal Credit UnionBRENTWOOD TRACE
CONDOMINIUMS SECTION TWO
BRENTWOOD TRACE CONDOMINIUMS SECTION TWO The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; a deed of trust; and any matter than an accurate survey of the premises might disclose; and All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. The website of the third-party internet posting company that is posting this advertisement pursuant to §35-5-101(a)(2) is: WWW. BetterChoiceNotices.comThis office is attempting to collect a debt. Any information obtained will be used for that purpose. Brock & Scott, PLLC, Sub-stitute Trustee c/o Tennessee Fore-Stitute Hustee Co Terriessee Fore-closure Department 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341 PH: 404-789-2661 FX: 404-294-0919 File No.: 25-27397 FC01 Ad #265680 2025-11-27 2025-12-04

NOTICE OF TRUSTEE'S SALE SUBSTITUTE WHEREAS, default has occurred in the perfordefault has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated March 27, 2009, executed by SIKEYA M THOMPSON conveying certain real property therein described to ROUSHANGK PAZOUKI BAGHAII-WILLIAMSON C, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded April 13, 2009, at Instrument Number 20090413-0032711; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Tennessee Housing Development Agency 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

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upon said Substitute Trustee will, on January 8, 2026 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, property situated in Davidson County, Tennessee, to wit: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: BEING LOT NO. 50, HALLMARK, A CLUSTER LOT SUBDIVISION, FINAL PLAT SECTION ONE, OF RECORD IN INSTRUMENT NO. 20050315-002842 PEGISTEP'S OFFICE FOR 0028142, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE,
TO WHICH PLAT REFERENCE
IS HEREBY MADE FOR A MORE
COMPLETED AND ACCURATE
LEGAL DESCRIPTION. SUBJECT
TO ALL MATTERS OF RECORD IN PLAN IN INSTRUMENT NO.
20050315-0028142, REGISTER'S
OFFICE FOR DAVIDSON. COUNTY,
TENNESSEE. SUBJECT TO RESTRICTIONS OF RECORD IN IN-STRUMENT NO. 200511160138367, REGISTER'S OFFICE FOR DA-VIDSON COUNTY, TENNESSEE. ROAD AGREEMENT AND SEWER EASEMENT OF RECORD AT IN-STRUMENT NO. 20040416-0043248, REGISTER'S OFFICE FOR DAVID-SON COUNTY, TENNESSEE. IN-GRESS AND EGRESS EASEMENT OF RECORD IN BOOK 4706, PAGE 227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNES-SEE, STOMA WATER DETENTION AGREEMENT OF RECORD IN IN-STRUMENT NO. 20030519-0067720, REGISTER'S OFFICE FOR DAVID-SON COUNTY, TENNESSEE. SUB-JECT TO ANY EASEMENTS AND/ OR RESTRICTIONS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNES-SEE. Parcel ID: 164 08 0A 022.00 PROPERTY ADDRESS: The street address of the property is believed to be 860 PIN OAK DR, ANTIOCH, TN 37013. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): SIKEYA M THOMPSON OTHER INTERESTED PARTIES: OTHER INTERESTED PARTIES: REPUBLIC FINANCE, SECRETARY OF HOUSING AND URBAN DEVEL-OPMENT, LVNV FUNDING LLC 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

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 warran-ties of any kind, including fitness for a particular use or purpose. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. Rubin Lublin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 riselaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 A copy of this notice is being pub-lished at www.BetterChoiceNotices. com Ad #265724 2025-11-27 2025-12-

NOTICE TO CREDITORS #25P2119 ESTATE OF RONDA FAYDETTE TAYLOR. Notice is hereby given that on the 20th day of November, Letters of Authority in respect to the estate of, RONDA FAYDETTE TAYLOR, who died on 05/19/2025 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 No-tice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 19th day of NOVEMBER 2025. Personal Representative(s); WILLIAM DALLAS TAYLOR JR 5741 TEMPLE GATE DRIVE NASHVILLE, TN 37221; Attorney for Personal Representative(s); DUNCAN, JAD ANDREW 161 BELLE FOREST CIRCLE NASHVILLE, TN 37221; Published dates; November 27, and December 4

NOTICE TO CREDITORS #25P2229 ESTATE OF JAMES THOMAS HALL. Notice is hereby given that on the 17th day of November, Letters of Authority in respect to the estate of, JAMES THOMAS HALL, who died on 10/29/2025 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 fórever 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 credi-

tice 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 daté 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 post-ing) as described in (1) (A); or Twelve ing) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 29th day of OCTOBER 2025. Personal Representative(s); JESSICA ANN HALL 1904 MORAN AVENUE NASHVILLE, TN 37216; Attorney for Personal Representative(s); DUNCAN, JAD ANDEW 161 BELLE FOREST CIRCLE NASHVILLE, TN 37221; Published dates; November 27, and December 4

NOTICE TO CREDITORS #25P1976 ESTATE OF GEORGE W BROOKS. Notice is hereby given that on the 06th day of November, Letters of Authority in respect to the estate of, GEORGE W BROOKS, who died on 08/10/2025 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 10th day of AUGUST 2025. Personal Representative(s);S.DENISE EVANS 137 SOUTHRIDGE DRIVE NASH-VILLE, TN 37207; Attorney for Personal Representative(s);CLAYTON, TERRY RENEASE 1402 5TH AVE N NASHVILLE, TN 37208; Published dates; November 20 and November 27

NOTICE TO CREDITORS #25P2085 ESTATE OF RUBY LOUISE PE-GRAM. Notice is hereby given that on the 14th day of November, Letters of Authority in respect to the estate of, RUBY LOUISE PEGRAM, who died on designed by the Circuit Court 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

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 créditor rèceived 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 SEPTEMBER 2025. Perostil day of SEPTEMBER 2023. Personal Representative(s); LILLY MAE AKUETIEMHE 4580 PARK AVE APT 2C BRONX, NY 10458; Attorney for Personal Representative(s); STEINER, FRANK J. 2200 21ST AVENUE SOUTH SUITE 309 NASHVILLE, TN 37212; Published dates; November 20 and November 27

NOTICE TO CREDITORS #25P2079 ESTATE OF CRAIG WALKER GIB-SON. Notice is hereby given that on the 14th day of November, Letters of Authority in respect to the estate of, CRAIG WALKER GIBSON, who died on 09/22/2025 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 SEPTEMBER 2025. Personal Representative(s); JENNIFER GIBSON WALLACH 2306 SURREY DRIVE MURFREES-BORO, TN 37129; Attorney for Personal Representative(s); STEARNS, ASHLEY DESABETINO 107 NORTH MAPLE STREET MURFREESBORO, TN 37130; Published dates: November

IN THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE AT FRANKLIN

KATHRYN GINGLES VERNER Plaintiff/ Wife, v. NO. 25CV-54582 BENJAMIN DANIEL TURNER, Defendant/Husband. ORDER FOR PUBLICATION

20 and November 27

This matter came before the Court on the 19th day of August, 2025, upon the Motion of KATHRYN GINGLES VERNER, (hereinafter "Wife"). The Court finds that the Defendant, BEN-JAMIN DANIEL TURNER, cannot be located upon diligent search and inquiry, and that ordinary process of law cannot be served upon him. Therefore, the Court ORDERS service of process by publication and Defendant BEN-JAMIN DANIEL TURNER shall be required to appear and answer or otherwise defend against the Complaint filed by Plaintiff/Wife, whose attorney is Adam Zanetis, Fort, Holloway, & Saylor, LLC, 517 Cummins Street, Franklin, ithin thirty (3 the date of the last publication of this notice; otherwise, a Default Judgment shall be entered against Defendant in open court for the relief demanded in Wife's Complaint for Divorce. This notice shall be published in a newspaper of general circulation serving Nashville, Tennessee once weekly for four con-

secutive weeks.
IT IS SO ORDERED, ADJUDGED,
AND DECREED. APPROVED FOR
ENTRY: Fort, Holloway & Saylor, LLC /s/ Adam Zanetis

ADAM ZANETIS, BPR No. 30901 517 Cummins Street Franklin, Tennessee 37064 Telephone: 615-791-7575 Email: azanetis@fhslegal.com Attor-

CÉRTIFICATE OF SERVICE I hereby certify that a true and correct copy of the foregoing document was forwarded via the following method(s) to the following parties: Benjamin Turner 411 1st Ave SW Hamilton, AL 35570 Hand Deliveryon the 1st day of October, 2025 Publish dates: November 6,

JESSICA SMALL vs ALLERIO BARRERA PIENDA Docket #25D1167

13, 20, 27

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 ALLE-RIO BARRERA PIENDA. It is ordered that said Defendant enter HIM appearance herein with thirty (30) days after December 04th, 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, Tennessee and defend or default will be taken on January 05th , 2025. It is therefore ordered that a copy of the Order be published for four (4) weeks succession in the TENNES-SÉE TRIBUNE, a newspaper published in Nashville. Attorney for Plantiff; JILL K. CARPENTER, Joseph P. Day, Clerk, November 10th 2025, Deputy

Clerk K. BASS Publish dates: November 20, 27, December 4, 11

FABIAN MAURIUS FORMOSA vs SHAREEFAH GANDY FORMOSA Docket #25D573

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 SHAREEFAH GANDY FORMOSA. It is ordered that said Defendant enter HER appearance herein with thirty (30) days after December 11th, 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, Tennessee and defend or default will be taken on January 12th, 2025 It is therefore ordered that a copy of the Order be published for four (4) weeks succession in the TENNES SEE TRIBUNE, a newspaper published in Nashville.Attorney for Plantiff; PAUL D. RANDOLPH III Joseph P. Day, Clerk, November 13th 2025 Deputy Clerk S. Razoarreola Publish dates: November 20, 27, December

CLARENCE DARBY VS MERCEDES RAFFERTY DARBY

Docket #25D1069 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 proressee, therefore the oldinary pro-cess of law cannot be served upon MERCEDES RAFFERTY DARBY. It is ordered that said Defendant en-ter HER appearance herein with thirty (30) days after December 18th, 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, Tennessee and defend or default will be taken on January 19th , 2025. It is therefore ordered that a copy of the Order be published for four (4) weeks succession in the TENNESSEE TRIBUNE, a newspaper published in Nashville. Attorney for Plantiff; JILL K. CARPENTER, Joseph P. Day, Clerk, November 20, 2025, Deputy Clerk K. BASS Publish dates: November 27, December 4, 11, 18

PUBLIC NOTICE FOR DECEMBER 2025 Notice of Regular Public Meetings and Public Comment Opportunities related to the Greater Nashville Regional Council (GNRC) and its Boards and Committee's

Public Meetings
Notice is hereby given that the fol-lowing will meet during regular ses-sions for the purpose of considering and transacting business on behalf of GNRC and its membership.

Transportation Coordinating Com-

mittee - The committee will meet at Militee – The committee will meet at GNRC offices, 44 Vantage Way, Suite 450, Nashville, TN 37228 on December 3 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 December 4 at 10:00 a.m. to develop recommendations for the Area Agency on Aging and Disability.

 Board of Directors – The Board will meet at GNRC offices, 44 Vantage Way, Suite 450, Nashville, TN 37228 on December 10 at 9:00 a.m. to conal Council. Transportation Policy Board – The

board will meet at GNRC offices, 44 Vantage Way, Suite 450, Nashville, TN 37228 on December 10 at 10:15 a.m. to conduct business related to regional transportation plans of the Nashville Area Metropolitan Planning Organiza-

Further notice is given that the most up-to-date information about these and other public meetings, including those scheduled after the date of this notice, 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 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 boards or committees as listed on meeting agen das. 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.

(TIP) - A public hearing to consider amendments to the TIP is scheduled in conjunction with the TPB meeting on December 10. The TIP is a federally required document that includes all regionally significant and federally funded transportation projects planned for Davidson, Maury, Robertson, Rutherford, Sumner, Williamson, and Wilson counties through September 30, 2026. In addition, the TIP satisfies the public participation requirements for the program of projects for WeGo Public Transit, the Franklin Transit Author-

Transportation Improvement Program

ity, and Murfreesboro Transit (formerly known as Rover). About GNRC

GNRC was established by the TN General Assembly as an association of local governments empowered to convene local and state leaders for the purposes of planning and program-ming 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 (ÉDD) and administers the Metropolitan Planning Organization (MPO) on behalf of the Nashville Area MPO Transporta-tion 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, 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 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.org/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. Publish date: November 27

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