Legals

NOTICE OF SUBSTITUTE TRUST-EE'S SALE WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated August 9, 2005, executed by RAUL GARCIA and CO-RINA VELÁSQUEZ conveying certain real property therein described to EM-METT JAMES HOUSE OR BILL R. MCLAUGHLIN, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee re-corded August 11, 2005, at Instrument Number 20050811-0095389; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Towd Point Mortgage Trust 2015-1, by U.S. Bank National Association as Indenture Trustee 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 January 15, 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 David-son County, Tennessee, to wit: THE NORTHERLY PART OF LOT NUM-DER FOURTEEN ON THE PLAN
OF MADISON PARK SUBDIVISION
IN THE ELEVENTH CIVIL DISTRICT
OF DAVIDSON COUNTY, TENNES-SEE, AS OF RECORD IN BOOK 421. PAGE 184, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TEN-NESSEE. SAID PART OF LOT NUM-BER FOURTEEN IS DESCRIBED AS FOLLOWS: BEGINNING AT THE COMMON CORNER BETWEEN LOT NUMBER 14 AND 15 ON THE PLAN OF MADISON PARK SUBDIVISION AS RECORDED IN BOOK 421, PAGE 184, R.O.D.C. POINT BEING 200 FEÉT FROM THE EAST MARGIN OF MADISON BLVD.; THENCE WITH THE SOUTHERLY MARGIN OF NEELY'S BEND ROAD SOUTH 88° 45 MIN. E 200 FEET TO THE WEST MARGIN OF LANIER AVENUE; THENCE WITH THE WEST MARGIN OF LANIER AVENUE S 1° 15 MIN. W 210 FEET; THENCE N 88° 45 MIN. W 200 FEET TO A POINT IN THE EAST MARGIN OF LOT NO. 15; THENCE N 1° 15 MIN. E 210 FEET TO THE POINT OF BEGINNING. BEING ALL OF THE SAME PROPERTY CON-VEYED TO RAUL GARCIA BY WAR RANTY DEED FROM MARLENE REEDY AND JAMES REEDY, WIFE AND HUSBAND, DATED AUGUST 9, 2005 AND FILED OF RECORD IN IN-STRUMENT NO. 20050811-0095388 REGISTER'S OFFICE FOR DAVID-SON COUNTY, TENNESSEE. CO-RINA VELASQUEZ IS EXECUTING THIS INSTRUMENT FOR THE PUR-POSE OF CONSENTING TO THE WAIVER OF THE HOMESTEAD EX-EMPTION. Parcel ID: 05201029001 PROPERTY ADDRESS: The street address of the property is believed to be 426 NEELYS BEND ROA, MADI-SON, TN 37115. 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): RAUL GAR-CORINA VELASQUEZ OTHER INTERESTED PARTIES: REGIONS BANK 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 reserva-tion 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, GA 30071 rlselaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 A copy of this notice is being published at www.BetterChoiceNotices. com Ad #265510 2025-12-04 2025-12-

SUBSTITUTE TRUSTEE'S SALE Sale at public auction will be on January 8, 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 BRIANNA A NELSON, to John C. McDearman, III, Trustee, on September 26, 2023, as Instrument No. 20230926-0075512 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: Wilson Bank & Trust 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 Unit No. 82 of the plan of Thornton Grove Phase 2B Horizontal Property Regime, filed as Exhibit to and established by First Supplement and Amendment to the Declaration

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of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Prop-erty Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747, having been amended by Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Privatè Elements) (annexing Phase 2B Townhome Property) in Instrument No. 20220421-0046291, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Being the same property conveyed to NVR, Inc. a Virginia Cornoration, T/A Byan Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed from Thornton Grove Green, LLC, a Delaware Limited Liability Company, dated May 30, 2023 and recorded in Instrument No. 20230601-0041295 in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Brianna A. Nelson, an unmarried woman by deed from NVR, Inc., a Virginia corporation T/A Ryan Homes dated 9/26/2023 and recorded as Instrument 202309260075511 in the Register's Office for Davidson County, Tennessee. Property Address: 2757 Thornton Grove Blvd, #158, Nashville, TN 37207 Parcel ID: 050020D08200CO Tax ID: 0502020D08200 Current
Owner(s) of Property: BRIANNA A
NELSON The street address of the
above described property is believed
to be 2757 Thornton Grove Boulevard, Nashville, TN 37207, 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: AFFORD-ABLE HOUSING RESOURCES, INC. 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). 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. 25-000095-391-1 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

NOTICE OF SUBSTITUTE TRUST-EE'S SALE WHEREAS, default 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 describeď to ROUSHANAK PÁZOUKI 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 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, Tennessee, to wit: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: BEING

37067 TN INVESTORS PAGE: http://

mwzmlaw.com/tn_investors.php #265683 2025-12-04 2025-12-11

LOT NO. 50. HALLMARK, A CLUS-TER LOT SUBDIVISION, FINAL SECTION ONE, OF RECORD IN INSTRUMENT NO. 20050315-0028142, 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 INSTRUMENT 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 description shall control. CURRENT OWNER(S): SIKEYA M THOMPSON INTERESTED PARTIES: OTHER INTERESTED FARTIES.
REPUBLIC FINANCE, SECRETARY
OF HOUSING AND URBAN DEVELOPMENT, 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 cer-tain 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, GA 30071 rlselaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508 9401 A cópy of this notice is being published at www.BetterChoiceNotices. com Ad #265724 2025-11-27 2025-12-04 2025-12-11

CHAUDHURI AND YOGESHWARI CHAUDHURI executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for U.S. BANK NATIONAL ASSOCIATION, Lender and U.S. Bank Trust Company, National Association, Trustee(s), which was dated May 28, 2015, and recorded on July 9, 2015 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, U.S. Bank National Association, (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 8, 2026, at 11:00 AM at the usual and customary location at the Davidson County Courthouse, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, Tennessee, to wit: SITUATED IN DAVIDSON TENNESSEE:BEING COUNTY, LOT NO. 142 ON THE PLAN OF SECTION THREE, INDIAN CREEK ESTATES OF RECORD IN PLAT BOOK 9700 PAGE 817, REGISTERS OFFICE FOR DAVIDSON CO. TENNESSEE, TO WHICH IS HEREBY MADE FOR A COMPLETE AND AC-CURATE DESCRIPTION THEREOF. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RES-ERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONÍNG, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 20051114, PAGE 0137049, OF THE DAVIDSON COUNTY, TENNESSEE RECORDS Parcel ID Number: 181030A14200CO Address/Description: 7104 Calderwood Dr, Antioch, TN 37013 Current Owner(s): Chandan Chaudhuri Other Interested Party(ies): South Central

NOTICE OF FORECLOSURE SALE

STATE OF TENNESSEE, DAVIDSON COUNTY WHEREAS, CHANDAN

BankAce Contractors. LtdIndian Creek Estates Homeowners AssociationMiller Upshaw Family LawH&E Equipment Services, 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 restric tive 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, Substitute Trustee c/o Tennessee Fore-closure Department 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341 PH: 404-789-2661 FX: 404-294-0919 File No.: 25-29712 FC01 Ad #265808 2025-12-04 2025-12-11

NOTICE OF SUBSTITUTE TRUST-

EE'S SALE WHEREAS, default has

occurred in the performance of the

covenants, terms, and conditions of a Deed of Trust dated January 24,

2025, executed by PATRICK WADRI,

2023, executed by PATRICK WADRI, A SINGLE MAN, to JERRY BRIDEN-BAUGH, ASSOCIATE, as Trustee for MORTGAGE ELECTRONIC REGIS-TRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE AND BENEFI-

CIARY FOR XPERT HOME LEND-

ING, INC., its successors and assigns, recorded on February 13, 2025 in Instrument Number: 20250213-0010967, in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made; and WHEREAS, OBX 2025-NQM13 TRUST, hereinafter "Creditor", the party entitled to enforce said security nterest, having appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been 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 January 08, 2026, at 11:00 AM local time at the Davidson Coun-AM local time, at the 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: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DA-VIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TEN-NESSEE, BEING LOT NO. 2 ON THE PLAN OF CUMBERLAND GARDENS SECTIONS 7, AS OF RECORD IN BOOK 3106, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE TO WHICH PLAN REF-ERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION Commonly known as: 2609 JENKINS STREET NASHVILLE, TN 37208 Parcel number(s): 081 06 0 153.00 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: PATRICK WADRI . 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 Trustée 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 parIf 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@rasig.com Please reference file number 25-338322 when contacting our office. Investors website: https://www.rascranesalesinfo.com and https://BetterChoiceNotices.com THIS OFFICE MAY BE ACTING AS A DEBT COLLECT OR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

------ PLEASE PUBLISH ALL INFORMATION ABOVE. Ad #265840 2025-12-04 2025-12-11

NOTICE OF FORECLOSURE SALE STATE OF TENNESSEE, DAVID-SON COUNTY WHEREAS, LETHA M. SHROPSHIRE executed a Deed M. SHROPSHIRE executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for REALTY MORTGAGE CORPORATION, Lender and RONALD M. HARKAVY, Trustee(s), which was dated January 11, 2008, and recorded a legicle 23, 2009, in lenter. corded on January 23, 2008 in Instru-ment Number 20080123-0007191 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 15, 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, Tennessee, being Unit No. 939 on the Plan of Mill Park Commons, a Horizontal Property Regime as set forth in Exhibit "B" of the Master Deed Lot Layout, Phase VI, Mill Park Townhomes recorded as Instrument No. 20051128-0143120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to LETHA M SHROPSHIRE, A SINGLE WOMAN BY Warranty Deed from JAMES C. SPANGLER AND MACK H. MCCLUNG, GRANTORS of record as Instrument No. 20080123-0007190, dated January 10, 2008, Register's Office for Davidson County, Tennessee. Parcel ID Number: 163 05 0A 939.00 Address/Description: 5170 HICKORY HOLLOW #939, Antioch, TN 37013 Current Owner(s): Estate of Letha M. Shropshire Other Interested Party(ies):
MILL PARK HOMEOWNERS ASSO-CIATION, INC. The sale of the property described above shall be subject to all matters shown on any recorded plat; any and all liens against said property for unpaid property taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; a deed of trust; and any matter than an accurate survey of the premises might disclose; and All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust. and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. 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, Substitute Trustee c/o Tennessee Foreclosure Department 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341 PH: 404-789-2661 FX: 404-294-0919 File No.: 25-27400 FC01 Ad #265844 2025-12-04 2025-12-11

SUBSTITUTE TRUSTEE'S SALE Sale at public auction will be on January 8, 2026 on or about 11:00AM local time, at the Front Entrance, The Histor ic Davidson County Courthouse, One Public Square, Nashville, TN 37201, conducted by the Co-Substitute Trustees as identified and set forth herein below, pursuant to Deed of Trust executed by JAYCEE C OKAFOR AND UGOCHUKWU N OKAFOR, to Charles E Tonkin, II, Trustee, on July 12, 2022, as Instrument No. 20220718 0082255 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: NewRez LLC d/b/a Shellpoint Mortgage Servicing The following real estate located in Dăvidson 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 Unit No. 22, of Hydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Hydes Ferry Venture Townhomes, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20171120-0119143 and revised by Scrivener's Affidavit in Instrument No. 20220215-0017654, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being a portion of the same property conveyed

to Hydes Ferry Venture, LLC, a Ten-nessee Limited Liability Company by Warranty Deed from Brandon Mark Driver and Brigitte Nicole Brantley and Kristie Driver of record in Instrument No. 20180614-0057462 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and on June 14, 2018. (Value or consideration as shown in aforementioned deed \$300,000.00.) Scrivener's Affidavit is recorded on February 12, 2020 of record in Instrument No. 20200212-0015939 Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jaycee Okafor and Ugochukwu and Nnandi Okafor by deed from Hydes Ferry Ven-Okator by deed from Hydes Ferry Venture, LLC, a Tennessee Limited Liability Company, dated July 12, 2022, of record Instrument Number 20220718-0082254, Register's Office for Davidson County, Tennessee. Subject to all easements, restrictive covenants and conditions and other matters of all easements, restrictive coverants and conditions, and other matters of record, including all items set out on any applicable plat of record. Tax ID: 069 16 0A 022.00 Current Owner(s) of Property: JAYCEE C OKAFOR AND UGOCHUKWU N OKAFOR The street address of the above described property is believed to be 3605 Hydes Ferry Road, Nashville, TN 37218, 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 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 DE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTOR, THE GRANTER, OF THE CONTRIBUTES. THE GRANTOR, THE GRANTEE, OR THE CO-TRUSTEES. OTHER INTERESTED PARTIES: None 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 underin 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.

C. 7425 and T.C.A. §67-1-1433. **CONTINUED TO PAGE B10**

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 Trustes's attorney. MWZM File No. 25-000591-505-1 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://wwxmlaw.com/fn_investors.php Ad #266043 2025-12-11 2025-12-18

SUBSTITUTE TRUSTEES SALE Sale

at public auction will be on 01/08/2026 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 Co-Substitute Trustees as identified and set for the herein below, pursuant to Deed of Trust executed by SHIRLEY J. DANIEL, UNMARRIED, to SOUTHEAST TITLE, Trustee, and recorded on 02/05/2007 as Instrument No. 20070205-0015089in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt:Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1 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: Property commonly known as: 3173 Gwynnwood Drive, Nashville, TN 37207 and also known as: 3100 Ewingwood Drive, Nashville, TN 37207 (Its a corner lot) County of Davidson Certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description. Being the same property conveyed to Shirley J. Daniel by deed from Joseph Daniel dated 09/16/03 and filed of record in Instrument Number 200309250141958 said Register's Office. Tax ID: 060 01 0 102.00/ 06001010200/00 60 1 102.00 R 000/ 060-01-0-102.00/60-1-102/12 D 95552 Current Owner(s) of Property: SHIRLEY J. DANIEL, UN-MARRIED The street address of the above described property is believed to be 3173 GWYNNWOOD DRIVE, NASHVILLE, TN 37207, but such address is not part of the legal descrip-

ties when required by applicable law.

Legals

CONTINUED FROM PAGE B9

tion 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 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 FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE CO-TRUSTEES. OTHER INTERESTED PARTIES: REBUILDING TOGETHER NASHVILLE; MIDLAND FUNDING LLC AS SUCCESSOR IN INTEREST TO COMENITY BANK/ CATHERINES. 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 ap-plicable 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 co-trustees. For additional sale information visit: https://www.tnforeclosurenotices.com Trustee File No. 2025-00312-TN Western Progressive -Tennessee. Inc., Co-Substitute Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nash-ville, TN 37203-1312 AVT Title Ser-vices LLC, Co-Substitute Trustee Park East 725 Cool Springs Blvd., Suite 140 Franklin, TN 37067 SALE INFORMA-TION: Sales Line: (866) 960-8299 Website:https://www.altisource.com/ loginpage.aspx Ad #266143 2025-12-04 2025-12-11

SUBSTITUTE TRUSTEE'S SALE Sale at public auction will be on January 8, 2026 on or about 11:00AM local time, at the Front Entrance, The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, conducted by the Co-Substitute Trust-ees as identified and set forth herein below, pursuant to Deed of Trust executed by JENNIFER LYNN SCHA-FER, to Craig Miller, Trustee, on April 1, 2022, as Instrument No. 20220421-0046404 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: Select Portfolio Servicing, Inc. 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 Unit No. E-23 (erroneously stated as Unit E-3 in previous deed), on the Plan of Woodlea Place Townhomes of record in Plat Book 5050, Page 101, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property. Jennifer Schafer and Jennifer Lynn Schafer are one in the same person. Being part of the same property conveyed to Walter R. Dowlen or Jeanine Dowlen, Trustees of the Dowlen Family Trust, by Quitclaim Deed from Walter R. Dowlen, aka Ray Dowlen and wife, Jeanine Dowlen recorded February 8, 20125 in Instrument No. 20120208-0011266, Register's Office for Davidson County, Tennessee. Jeanine Dowlen hav ing since deceased on April 2, 2017, leaving Ray Dowlen as Sole Tenant by the entirety. Ray Dowlen is one and the same as Walter R. Dowlen. Being the same property conveyed to Golden Key, LLC by Deed dated December 15, 2021 from Walter R. Dowlen or James Dowlen, Trustees of The Dowlen Family Trust, recorded January 27, 2022, in Instrument Number 20220127-0009875, Register's Office of Davidson County, Tennes-see. And further conveyed to Parker McCracken by Quitclaim Deed from Golden Key, LLC, a Tennessee Limited Liability Company, dated and recorded in Instrument No. 202204210046402, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jennifer Schafer by Warranty Deed from Parker Mc-Cracken dated 4/1/2022 and recorded 4/21/2022 under Instrument No. 20220421-0046403, Register's Office for Davidson County, Tennes-see. Tax ID: 147 07 0B 023.00 Cur-rent Owner(s) of Property: JENNIFER LYNN SCHAFER The street address of the above described property is believed to be 4958 Edmondson Pike, Nashville, TN 37211, 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 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

FURTHER RECOURSE AGAINST

THE GRANTOR, THE GRANTEE, OR THE CO-TRUSTEES. OTHER INTERESTED PARTIES: WOODLEA PLACE HOMEOWNERS ASSO-CIATION 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 under-signed 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 attorney. MWZM File No. 25-000133-850-1 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 #266237 2025-12-04 2025-12-11

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE WHEREAS, Sheryl Ann Croy and Walter D Croy executed a Deed of Trust to D Osler, Trustee for the benefit of CitiFinancial Services, Inc., on August 22, 2007 and recorded on August 24, 2007 as Instrument Number 20070824-0101213 in the Office of the Register of Davidson County, Tennessee. 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 JPMorgan Chase Bank, NA as Successor by Merger to J.P. Morgan Mortgage Acquisition Corp. (the "Holder"), appointed the undersigned, McMichael Taylor Gray, LLC, as Substitute Trustee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and NOW, THERE-FORE, 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, McMichael Taylor Gray, LLC, Substitute Trustee, by virtue of the power and authority vésted in it, will on January 15, 2026, at 10:00 am at the Davidson County Courthouse, 1 Public Square, Nash-ville, TN 37201, proceed to sell at public outcry to the highest and best bidder for cash, the following described property situated in Davidson County, TN: All that certain parcel of land in Davidson County, State of Tennessee, as more fully described in Book 4899 Page 691 ID#90-16-148, being known and designated as Lot 330 Map of Charlotte Park, Section Eleven, recorded on 03/28/1960, filed in Book 2900, at Page Being the same fee simple property conveyed by Warranty from Douglas Everett Hughes, Jr. and Wilma Darlene Hughes, husband and wife to Walter D. Croy and Sheryl Ann Croy, husband and wife, dated 03/14/1975, recorded on 03/27/1975 in Book 4899, Page 691 in Davidson County Records, State of TN. Street Address: 513 River Rouge Dr, Nashville, TN 37209 Parcel Number: 090 16 0 148.00 Current Owner: Sheryl Ann Croy aka Sheryl A. Croy and the Estate of Walter D. Croy Other Interested Party(ies): Lendmark Financial Services, Walter D. Croy, Jr., Heir of he Estate of Walter D Croy, and Chad M. Croy, Heir of the Estate of Walter D. Croy NOW, THEREFORE, in compliance with Tennessee Code § 35-5-104(a), a true and correct copy of this Notice is displayed online and available for public viewing at www.anchorpost-ing.com. If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433. This sale is subject to all matters shown on sale is subject to all matters shown on any applicable recorded plat; any un-paid 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; any matter that an accurate survey of the premises might disclose; any prior liens or encumbrances as well as any priority created by a fixture filing; any deed of trust; and any matter that 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. The undersigned will sell and convey only as Substitute Trustee. The right is reserved to adourn 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 property is being sold with the express reservation that the sale is subject to confirmation by the lender or

trustee. This sale may bé rescinded by

the Substitute Trustee at any time. This

office is attempting to collect a debt.

Any information obtained will be used for that purpose. McMichael Taylor Gray, LLC Substitute Trustee 3550 En-

gineering Drive, Suite 260 Peachtree Corners, GA 30092 Office: 404-474-

7149 Fax: 404-745-8121 MTG File No.:

25-003407-01 Ad #266365 2025-12-11 2025-12-18

SUBSTITUTE TRUSTEES SALE Sale

at public auction will be on 01/08/2026

on or about 11:00 AM, at the Front En-

trance, The Historic Davidson County Courthouse, One Public Square,

Nashville, TN 37201, Davidson County,

Tennessee, conducted by the Co-Sub-

stitute Trustees as identified and set

for the herein below, pursuant to Deed of Trust executed by RAY A. ROSE AND LINDA S. RÓSE, HUSBAND AND WIFE, without a Trustee, and recorded on 07/07/1998 as Instrument No. 0459448, Book 11009 Page 672 in the real property records of Davidson County Register's Office, Tennessee Owner of Debt: HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-SD3, Asset Backed Pass-Through Certificates 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: IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT BEING LOT NO. 22 ON THE MAP OF UNITED ELECTRIC RAILWAY PLAN, OF RECORD IN BOOK 161, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 22 FRONTS 50 FEET ON THE SOUTH SIDE OF EASTSIDE AVE. AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY. BE-ING THE SAME PROPERTY CON-VEYED TO WILMA D. ROSE (SINCE DECEASED) AND RAY A. ROSE (SINCE MARRIED TO LINDA ROSE) AND RESERVING A LIFE ESTATE FOR LINDA BATEMAN (SINCE DE-CEASED) BY DEED FROM LINDA BATEMAN OF RECORD IN BOOK 7637, PAGE 503, REGISTER'S OF 7637 PAGE 503 REGISTER'S OF-FICE FOR DAVIDSON COUNTY, TENNESSEE. Tax ID: 094 02 0 184.00 09402018400 / 00 94 2 184.00 R 000 94-2-184/ 23W01975 / MAP 94-2 PAR 184 Current Owner(s) of Property: RAY A. ROSE AND LINDA S. ROSE, HUSBAND AND WIFE The street address of the above described property is believed to be 1910 EAST-SIDE ÁVE. NASHVILLE. TN 37206. 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 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 REA-SON, 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: HEIRS AND DEVISEES OF RAY A ROSE; HEIRS AND DEVISEES OF LINDA S ROSE; ESTATE OF RAY A ROSE; ESTATE OF LINDA S ROSE; GREENBRIER ANIMAL HOSPITAL; GENERAL ELECTRIC CAPITAL CORPORATION; CONTINENTAL VINYL WINDOW COMPANY, INC.; CAPITAL ONE BANK (USA), N.A; 1ST FRANKLIN FINANCIAL 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. 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 co-trustees. For additional sale information visit: https:// www.tnforeclosurenotices.com Trustee File No. 2025-00192-TN Western Progressive - Tennessee, Inc., Co-Substitute Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nashville, TN 37203-1312 AVT Title Services LLC, Co-Substitute Trustee Park East 725 Cool Springs Blvd., Suite 140 Franklin, TN 37067 SALE INFORMATION: Sales Line: (866) 960-8299 Website:https://www. altisource.com/loginpage.aspx #266695 2025-12-11 2025-12-18

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE WHEREAS, Steondra L. Conwell executed a Deed of Trust to Arnold W. Weiss, Esq. Weiss Spicer Cash, PLLC, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., ("MERS") as beneficiary, as nominee for United Wholesale Mortgage, LLC, on August 31, 2022 and recorded on September 6, 2022, as Instrument Number 20220906-0099699 in the Office of the Register of Davidson County, Tennessee. 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 Lakeview Loan Servicing, LLC (the "Holder"), appointed the undersigned, McMichael Taylor Gray, LLC, 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, McMichael Taylor Gray, LLC, Substitute Trustee, by virtue of the power and authority vested in it, will on January 22, 2026, at 11:00 am at the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, proceed to sell at public out-cry to the highest and best bidder for cash, the following described property situated in Davidson County, TN: A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows: Being Lot(s) 14-A, as shown on the map entitled Zone Lot Division, Lot No. 14, A.C. Dudley's Subdivision, of record in Plat Book 6200, Page 373, amending Plat Book 161, Page 10, Registers Of-fice for Davidson County, Tennessee. Being the same property conveyed to Steondra Conwell from Shani Nguyen Thompson, unmarried by Warranty Deed dated August 25, 2022 and Recorded on September 6, 2022 in Instrument #20220906-0099698, Register's Office for Davidson County, Tennessee. Street Address: 1708 Cass Street #B, Nashville, TN 37208 Parcel Number: 081 07 0 015.00 Current Owner: Steondra Conwell Other Interested Party(ies): NOW, THEREFORE, in compliance with Tennessee Code § 35-5-104(a), a true and correct copy of this Notice is displayed online and available for public viewing at www.anchorposting.com. If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433. 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; any matter that an accurate survey of the premises might disclose; any prior liens or encumbrances as well as any priority created by a fixture filing; any deed of trust; and any matter that 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. The undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trusteé at any time. This office is attempting to collect a debt. Any information obtained will be used for that purpose. McMichael Taylor Gray, LLC Substitute Trustee 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Office: 404-474-7149 Fax: 404-745-8121 MTG File No.: 25-003208-01 Ad #266733 2025-12-

Sale at public auction will be on 01/07/2026 on or about 10:00 AM, At the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN 37219, Davidson, Tennessee, conducted by the Co-Substitute Trustees as identified and set for the herein below, pursuant to Deed of Trust executed by WESLEY D GULLATTE AND WIFE SHIRLEY F GULLATTE, to ATHENS TITLE & ESCROW LLC, Trustee, and recorded on 05/20/2009 as Instrument No. 20090520-0046427, Book -- Page -- in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: Mortgage Assets Management, 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 records: BEING ALL OF THAT CERTAIN LAND OR LOT AS DE-SCRIBED IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS TO-WIT BEING LOT NO 51 ON THE PLAN OF THOUSAND OAKS ESTATES AS OF RECORD IN BOOK 3700, PAGE 83, REGISTER'S OFFICE FOR DA-VIDSON COUNTY, TENNESSEE, WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COM-PLETE DESCRIPTION. THIS CON-VEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTION AND EASEMENTS OF RECORD. THE INSTRUMENT CONSTITUTING THE SOLIDCE OF THE MORTGAG. THE SOURCE OF THE MORTGAGORS DEED OF TRUST LEGAL AND EQUITABLE INTERESTS IN THE FOREGOING DESCRIBED PROP ERTY WAS A DEED RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNES-SEE. BEING THE SAME PROP-CONVEYED TO WESLEY D GULLATTE AND WIFE, SHIRLEY F GULLATTE, BY WARRANTY DEED FROM JAMES C. JUDD AND WIFE, MARTHA J. JUDD, DATED DECEM-BER 15, 1978, AND RECORDED IN BOOK 5380 PAGE 776, IN THE REG-ISTER OF DEEDS OFFICE IN AND FOR DAVIDSON COUNTY, TENNESSEE. Tax ID: 114 14 0 005.00 Current Owner(s) of Property: WESLEY D GULLATTE AND WIFE SHIRLEY F GULLATTE The street address of the above described property is believed to be 361 FORREST VALLEY DRIVE, NASHVILLE, TN 37209, 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 FUR-THER PUBLICATION, UPON ANNOUNCEMENT AT THE TIME AND PLACE FOR THE SALE SET FORTH

11 2025-12-18

SUBSTITUTE TRUSTEES SALE

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, PURCHASER AT THE SALE SHALL BE ENTITI ED 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: Kathy Burton, Kelly Campos, Terry Gullatte JR, Terry Gullatte SR, Derrick Gullatte, Eboni Gullatte, Erika Gullatte, Tracy J Gullatte, Shahim Gullette, Jessica Jordan, Tracy Jordan, Deanna Rice, Deborah Robinson, SECRETARY OF HOUSING AND URBAN DEVEL-OPMENT, Tamara Stewart, Michael Wheeler, Illinois Wheeler, Thomas Wheeler, Estate of Shirley Gullatte and Unknown Heirs of Shirley Gullatte. 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 home-stead 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 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 co-trustees. For additional sale information visit: https:// www.tnforeclosurenotices.comTrustee File No. 2025-00199-TN-REV Western Progressive - Tennessee, Inc., Co-Substitute Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nashville, TN 37203-1312 AVT Title Services LLC, Co-Substitute Trustee Park East 725 Cool Springs Blvd., Suite 140 Franklin, TN 37067 SALE INFORMATION: Sales Line: (866) 960-8299 Website:https://www. altisource.com/loginpage.aspx #266759 2025-12-11 2025-12-18

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 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 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

NOTICE TO CREDITORS #25P2119

37221; Published dates; December 11 and December 18 NOTICE TO CREDITORS #25P1904 ESTATE OF WILMA GAY CAMERON Notice is hereby given that on the 04th day of December, Letters of Authority in respect to the estate of, WILMA GAY CAMERON, who died on 02/15/2025 were issued to the undersigned by the Circuit Court of Davidson County Tennessee Probate Division. All per sons, 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 FEBUARY 2025 Personal Representative(s); MARY JOY HEARN 3211 MEAD AVE NASH-VILLE, TN 37211; Attorney for Per-sonal Representative(s); BENJAMIN, WILLIAM NORMAN JR. 2200 21ST AVENUE SOUTH SUITE 318 NASH-VILLE, TN 37212; Published dates; December 11 and December 18

NOTICE TO CREDITORS #25P2248 ESTATE OF LOUISE ANN WALKER. Notice is hereby given that on the 24th day of November, Letters of Authority in respect to the estate of, LOUISE ANN WALKER, who died on 10/17/2025 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 re-ceived 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 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 OCTOBER 2025. Personal Representative(s); BLAINE JOSEPH WALKER 801 BRECKSTON LANE NASHVILLE, TN 37221; Attorney for Personal Representative(s); DUNCAN, JAD ANDREW 161 BELLE FOREST CIRCLE NASHVILLE, TN 37221; Published dates; December 11 37221; Published dates; December 11 and December 18

NOTICE TO CREDITORS #25P1913 ESTATE OF JOHN D LYONS SR. Notice is hereby given that on the 26th day of November, Letters of Authority in respect to the estate of, JOHN D LYONS SR, who died on 08/31/2025 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All per-sons, 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 31th day of AUGUST 2025. Personal Representative(s); LULA LY-ONS 207 NATIONAL DRIVE APT 166 MURFREESBORO, TN 37128; At-FITZGERALD, CYNTHIA WEBB PO BOX 70714 NASHVILLE, TN 37207; Published dates; December 11 and December 18

HITESH RAVINDRA MHATRE VS SOPHIA ERICKA BLOCKEN Docket #25D1114

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 SOPHIA ERICKA BLOCKEN. It is ordered that said Defendant enter HER appearance herein with thirty (30) days after January 01st, 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 February 02nd, 2026. 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; PAUL W. MOSER Joseph P. Day, Clerk Deputy Clerk S. Razoarreola December 04th 2025 Publish Dates: December 11, 18, 25, January 01

ELSA VERONICA SANDOVAL-ROSALES vs HERIBERTO RAMIRO SICAIROS Docket #24D1312

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 HERIBERTO RAMIRO SICAIROS. It is ordered that said Defendant enter HIS appearance herein with thirty (30) days after January 01st, 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 February 02nd , 2026. 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, GEOFFREY COSTON Joseph P. Day, Clerk December 4th 2025 Deputy Clerk S. Razoarreola Publish Dates: December 11, 18, 25, January 01

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 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-JÁMIN 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, TN 37064, within thirty (30) days after 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-

CONTINUED TO PAGE B11

reserved to adjourn the day of the sale

to another day, time, and place certain

without further publication, upon an-

nouncement at the time and place for

the sale set forth above. In the event of

inclement weather, the trustee hereby

announces that the sale will be post-

poned and that notices of said post-

ponement for inclement weather will

be mailed to interested parties of re-cord. NOTICE OF SALE TO PARTIES

INTERESTED: Mr. Cooper, 8950

Cypress Waters Blvd., Coppell, TX

75019. Said sale will be subject to any

and all unpaid ad valorem taxes (plus

penalty and interest, if any) that may be

a lien upon the Property, any and all liens, defects, encumbrances, adverse

claims, and other matters which take

priority over the Deed of Trust upon which this foreclosure sale is had;

any statutory rights of redemption not

otherwise waived in the Deed of Trust,

including rights of redemption of any

governmental agency, state or federal, which might not have been waived by

such governmental agency; all notes,

stipulations, restrictions, easements,

conditions and regulations as set out

on recorded plat; any governmental zoning and subdivision ordinances

or regulations in effect thereon; the

accuracy of the Index Book of the

said Register's Office; and any other

matters which an accurate survey of

the Property might disclose: all other

matters which are prior in right to the

lien of the Deed of Trust and all mat-

ters shown on any applicable plat. The

Deed of Trust recites title to the prop-

erty as unencumbered except as provided above, but Substitute Trustee will

any kind, express or implied, as to the

condition of such property and the im-

provements located thereon, including

merchantability or fitness for particular

purpose. The right is reserved to ad-

journ the day of sale to another date

and time without further publication

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-

CERTIFICATE 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, 13, 20, 27

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 process of law cannot be served upon MERCEDES RAFFERTY DARBY. It is ordered that said Defendant enter HER appearance herein with thirty (30) days after December 18th, 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 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: Novem-

ber 27, December 4, 11, 18 STATE OF SOUTH CAROLINA **COUNTY OF GREENVILLE** South Carolina Department of Social Services, Plaintiff, vs. Maritza Saliya Rios and Jorge Avila, Defendants.
IN THE FAMILY COURT
THIRTEENTH JUDICIAL CIRCUIT

C.A. No.: 2025-DR-23-0173 PLAINTIFF'S MOTION REQUEST-ING ORDER CONFIRMING MINOR'S ELIGIBILITY FOR SPECIAL IMMIGRANT JUVENILE STATUS IN THE INTERESTS OF: A Minor Child Born in 2008. Minor under the

age of 18.
Plaintiff, South Carolina Department of Social Services ("DSS"), hereby moves the Court on behalf of the minor child for the entry of an order confirming the eligibility of the minor for special immigrant juvenile ("SIJ") status pursuant to INA § 101(a)(27)(J), 8 U.S.C. § 1101(a)(27)(J), TVPRA § 235(d)(1), an allowing the disclosure of such order to the U.S. Citizenship and Immigration Services ("USCIS") for purposes of applying for legal permanent residency for the minor child. Plaintiff alleges that this case has been previously before the Court and that the Court has jurisdiction of the parties and subject matter of the case. This hearing will take place on JANUARY 20, 2026, AT 10:30 A.M. at 350 Halton Road,

Greenville, South Carolina. 1. In order for the minor child to submit a Form I-360, petition for SIJ status, and apply for legal permanent residency with USCIS, he requires current verification from this Court of his eligibility for SIJ status.

2. Under Section 101(a)(27)(J) of the Immigration and Nationality Act ("INA"), and as amended by Section Trafficking Victim's Protection Reauthorization Act ("TVPRA"), Congress enacted a mechanism for noncitizen children to obtain legal permanent resident status in the United States where a family court has determined that reunification with one or both parents is not viable due to abuse, neglect, or abandonment. In short, the INA gives these children a way to gain or maintain lawful immigrant status and the right to work and live in the United States. Without this provision, these children would be unable to work and would otherwise be subject to removal from the United States. Pursuit of this benefit under the INA is in the best in-

terest of the minor child.

3. To be considered a Special Immigrant Juvenile, the juvenile must establish (a) that he or she is unmarried and under age 21; see 8 C.F.R. § 204.11(c)(1) – (2); (b) that he or she has been "declared dependent on a juvenile court located in the United States or whom such a court has legally committed to, or placed under the custody of, an agency or department of a State or an individual or entity appointed by a State or juvenile court located in the United States;" INA § 101(a)(27)(J)(i); TVPRA § 235(d)(1); see also 8 C.F.R. § 204.11(c)(3); (c) that "reunification with one or both of the immigrant's parents is not viable due to abuse, neglect, abandonment or a similar basis found under State law." INA § 101(a) (27)(J)(i); TVPRA § 235(d)(1); see also 8 C.F.R. § 204.11(c)(3); (d) that it has been determined in an administrative or judicial proceeding that it would "not be in the juvenile's best interest to be returned" to his or her home country. INA § 101(a)(27)(J)(ii); see also 8 C.F.R. § 204.11(c)(6).

4. The minor child is eligible for special immigrant juvenile status for the following reasons:

(a) the minor child is currently unmarriéd and under age 21; (b) the minor child was declared dependent in this Court on January 22, 2025, pursuant to the Probable Cause Removal order. which found probable cause to place the minor into emergency protective custody of DSS as a result of the allegations that the Defendant, Maritza Saliya Rios had failed to ensure and provide that basic needs were provided for the minor child. (c) Reunification with the minor child's biological mother, Maritza Saliya Rios, is not a viable option, based on the following: (i) At the Merits Removal Hearing on

June 4, 2025 and by Order issued June 25, 2025, the Court entered a finding of Physical Neglect. (ii) DSS was relieved of offering services to the Defendant mother at the Merits Removal Hearing by order issued June 25, 2025. (iii) This Court has determined that reunification would cause an unreasonable risk of harm to the child's life, physical health or safety and mental well-being. (iv) The court found that it was not in the best interests of the minor child for DSS to pursue termination of parental rights (d) Reunification with the minor child's biological father, Jorge Avila, is not a viable option because his whereabouts are unknown and cannot be determined after due diligence; and the minor child continues

to be dependent on this Court; Further, it continues to be in the best interest of the minor child to remain in the United States and not to return to his home country of Honduras because no appropriate family members have been identified in Honduras and therapeutic and educational services provided to him now will end causing further trauma and hindering normal child development; danger or violence in home country.

respectfully pray for the Court to grant the following relief:

1. That the Court consider and approve the attached proposed Order confirming the minor child's eligibility for SIJ status and granting permission to disclose the order to the USCIS for purposes of petitioning for SIJ status and legal permanent residency;

2. That the Court require the Plaintiff to

provide any monetary or other support the minor child may necessarily require to submit the SIJ petition to US-CIS, including the payment of any filing fees, medical exam fees and transla tion fees; and

3. For any and all further relief which the Court deems necessary for the best interests of the minor child. Respectfully Submitted: Amanda Stiles, S.C. Bar # 101380 Attorney for

Plaintiff 352 Halton Road, Greenville SC 29607 864-467-7700. Dec. 4, 11,

DAVIDSON COUNTY, TENNESSEE NOTICE OF SUBSTITUTE TRUST-EE'S SALE AND FORECLOSURE WHEREAS, default having been made in payment of the debts and obligation secured to be paid by that certain Deed of Trust dated December 17, 2019, instrument 20191217-0130130 2019, instrument 20191217-0130130 of record, in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"), Sabine Laporte and Jude Laporte, ("Grantor(s)") conveyed to Geoff Post, Trustee for Tower Community Bank, certain real property, described below, (the "Property") to secure the payment of a certain oblisecure the payment of a certain obligation described in the Deed of Trust including, without limitation, that evidenced by a certain, notice is hereby given that the entire indebtedness has been_declared_due and payable and that Buddy B. Presley, Jr., Successor Trustee pursuant to Notice of Substitution of Trustee recorded under instrument 20250923-0075836, and any successor trustee who may succeed it, pursuant to the power, duty and authority vested in and imposed upon it in the Deed of Trust will on Wednesday, December 31, 2025 10:00 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 in Davidson County, Tennessee, being Lot No. 1 on the Plan of Oakwood Subdivision, Phase Five, of record in Book 7900, Page 400, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Sabine Laporte and Jude Laporte, by Warranty Deed dated 12/2/2015 from Victor M. Garrido and Erin H. Maximillen, husband and wife, of record in instrument 20151210-0124319, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to all matters as set forth per Plat Book 7900, Page 400, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Book 6269, Page 197, and Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Book 6298, Page 582, said Register's Office. This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restriccord. Property Address 2576 Treetop Drive, Antioch, Tennessee 37013. Tax

ee's option at any time. The right is upon announcement at the time set above and to sell to the second highest bidder in the event the highest bidder does not comply with the terms of the sale. THIS IS AN ATTEMPT TO COL-LECT A DEBT, AND ANY INFORMA-TION OBTAINED WILL BE USED FOR THAT PURPOSE. Dated this 4th day of December, 2025. Presley Law Firm, 1384 Gunbarrel Road, Suite A Chattanooga, Tennessee 37421 (423) 826-1800 Third Party Website: ForeclosureTennessee.com P Dates: December 11, 18, 23 Publication

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am, and we had cars lined up at 7:30 am, right?" Wil-

MT ZION, continued from page B8

"The event started at 10 liams said. "So, what we know just looking at things on the news, that food insecurity is a big issue. I know we had the government shut down, where people weren't getting SNAP benefits. So, we know that's one area that needs to be addressed."

Williams said that in addition to donations such as gently used clothes and

non-perishable items, Mt. Zion is also always looking for volunteers as it gears up for more outreach throughout the holiday season. She said that events are spaced out throughout the season for people who are interested in volunteering, and that people who are interested can text "MTZION" to the phone number 78228. Williams said that after doing so, people will then be opted in to Mt. Zion's text messages and will then be able to receive information regarding volunteer oppor-

Map Parcel No. 149-05-0-254.00. The

sale held pursuant to this Notice may

be rescinded at the Successor Trust-

tunities. Williams said that people can also receive updates regarding volunteer opportunities and general updates on Mt Zion's website, mtzionnashville.org, as well as @mtzionnashville on Instagram, Facebook, and X formerly known as Twitter.

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