Legals

Public Square, Nashville, TN 37219.

Davidson, Tennessee, conducted by

the Co-Substitute Trustees as identi

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 August 9, 2005, executed by RAUL GARCIA and CORINA VELASQUEZ conveying certain real property therein described to EMMETT JAMES HOUSE OR BILL R. MCLAUGHLIN, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded 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 Davidocuping the state of the second of the secon 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 FEET 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 GARCIA, CORINA VELASQUEZ OTHER INTERESTED PARTIES: REGIONS BANK The sale of the above-desident of the sale of the sale of the sale of the above-desident of the sale of the scribed 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, statu-tory 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.

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 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 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. 22, of Hydes Ferry Venture Townhomes, a Horizontal Property Regime with

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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, Tennes-see, dated May 30, 2018 and on June 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 Venture, LLC, a Tennessee Limited Liability Company, dated July 12, 2022, of record Instrument Number 20220718. record Instrument Number 20220718-0082254, Register's Office for David-son County, Tennessee. Subject to easements, restrictive covenants 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. 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 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 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 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 nave 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-frustee(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. 25-000591-505-1 For additional sale information visit: https://www.tnforeclosurenotices. visit. https://www.triioreclosuleriotices.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 #266043 2025-12-11 2025-12-18

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 Ac-quisition 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, McMi-chael Taylor Gray, LLC, Substitute Trustee, by virtue of the power and authority vested in it, will on January 15, 2026, at 10:00 am at the Davidson County Courthouse, 1 Public Square, Nashville, 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, re-

corded on 03/28/1960, filed in Book

2900, at Page 79. 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, Nash-ville, 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 the 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 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 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. Thiś 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.: 25-003407-01 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 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 RAY A. ROSE AND LINDA S. ROSE, 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 ELEC-TRIC 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. BEING THE SAME PROPER-TY CONVEYED TO WILMA D. ROSE (SINCE DECEASED) AND RAY A. ROSE (SINCE MARRIED TO LINDA ROSE) AND RESERVING A LIFE ES-TATE FOR LINDA BATEMAN (SINCE DECEASED) BY DEED FROM LINDA BATEMAN OF RECORD IN BOOK 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 AVE, 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 POSSE 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. OTHER INTERESTED PARTIES: HEIRS AND DEVISEES OF RAY A ROSE; HEIRS AND DEVISEES OF LINDA S ROSE; ESTATE OF RAY A ROSE; ESTATE

ELECTRIC CAPITAL CORPORA-TION; CONTINENTAL VINYL WIN-DOW COMPANY, INC.; CAPITAL ONE BANK (USA), N.A.; 1ST FRANK-LIN 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. Départment 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. 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 Trust-ee 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 Plvd, Suite 140 Franklin, TN 37067 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 house because the product of the New Years of State of Sta 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 outcry 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. 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 Office 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 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 Engineering Drive, Suite 260 Peachtree orners, GA 30092 Office: 404-474-7149 Fax: 404-745-8121 MTG File No.: 25-003208-01 Ad #266733 2025-12-

SUBSTITUTE **TRUSTEES** SALE 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

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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 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, 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 DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTION AND ALL EXISTING RESTRICTION
AND EASEMENTS OF RECORD.
THE INSTRUMENT CONSTITUTING
THE SOURCE OF THE MORTGAGORS DEED OF TRUST LEGAL AND EQUITABLE INTERESTS IN THE EQUITABLE INTERESTS IN THE FOREGOING DESCRIBED PROPERTY WAS A DEED RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO WESLEY D GULLATTE AND WIFE, SHIRLEY F GULLATTE, BY WARRANTY DEED FROM JAMES C. JUDD AND WIFE, MARTHA J. JUDD, DATED DECEMBER 15, 1978, AND RECORDED IN BER 15, 1978, AND RECORDED IN
BOOK 5380 PAGE 776, IN THE REG-ISTER OF DEEDS OFFICE IN AND
FOR DAVIDSON COUNTY, TEN-NESSEE. 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 AND WESLEY LET N. 27000 by the street address of the street address of the above described property is believed to be 361 FORREST VALLEY DRIVE AND ACCOUNTY. 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 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: 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, SECRETARY Deborah Robinson, 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 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.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

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 July 21, 2004, executed by ALFRED A. AWONUGA and DEBÓRAH AWONUGA conveying certain real property therein described to RICHMOND TITLE, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded August 6, 2004, at Instrument Number 20040806-0095077; and WHEREAS the beneficial interest of said Deed of Trust was last transferred and assigned to Wells Fargo Bank, N.A., as Trustee, on behalf of the registered holders of First Franklin Mortgage Loan Trust 2004-FF8, Mortgage Pass-Through Certificates, Series 2004-FF8 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 for cash of certified funds UNLY, the following described property situated in Davidson County, Tennessee, to wit: BEING UNIT NO. 133 ON THE PLAN OF MILL PARK, PHASE III, AS OF RECORD AT INSTRUMENT NO. 2002/1015-0126630, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DE-FOR A MORE COMPLETE DE-SCRIPTION. BEING THE SAME PROPERTY CONVEYED HEREIN BY DEED OF RECORD AT INSTRU-MENT NO. 20040806-0095076, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. Parcel ID: 163 05 0B 133.00 PROP-ERTY ADDRESS: The street address of the property is believed to be 5170 HICKORY HOLLOW PKWY, UNIT 503, ANTIOCH, TN 37013. In the event of any discrepancy between this street or any discrepancy between this street address and the legal description of the property, the legal description shall control. CURRENT OWNER(S): ALFRED A. AWONUGA, DEBORAH AWONUGA OTHER INTERESTED PARTIES: MILL PARK HOMEOWNERS ASSOCIATION, INC. The sale of the above-described property shall be subject to all matters shown on any 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 ac-curate survey of the premises might disclose. This property is being sold 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, GA 30071 rIselaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 A copy of this notice is being published at www.BetterChoiceNotices. com Ad #266823 2025-12-18 2025-12-25 2026-01-01

NOTICE OF FORECLOSURE SALE STATE OF TENNESSEE, DA-VIDSON COUNTY WHEREAS, David A. Utley executed a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmeriSave Mortgage Corporation, Lender and 20/20 Title, LLC, Trustee(s) which was dated July 16, 2021, and recorded on September 23, 2021, in Instrument Number 20210923-0128185 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, AmeriSave Mortgage Corporation, (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 22, 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: The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: A certain condominium apartment known as Unit No. 2009 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description. APN: 093 06 1J 161.00 Being the same property conveyed to David A. Utley, by a Warranty Deed dated November 13, 2006 and of Record November 13, 2006 as Instrument 20061115-0141895. Parcel ID Number: 093 06 1J 161 Address/ Description: 415 Church St #2009, Nashville, TN 37219 Current Owner(s) David A. Utley Other Interested Party(ies): 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 re-

CONTINUED TO PAGE B10

GENERAL

OF LINDA S ROSE; GREENBRIER

ANIMAL HOSPITÁL;

Legals

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served 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.: 25-31392 FC01 Ad #267107 2025-12-18 2025-12-25

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 February 23, 2006, executed by RACHEL GRIFFIN, to Nations Title as Trustee for MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR NBANK N.A., its successors and assigns, recorded on March 1, 2006 in Instrument Number: 20060301-0023691, in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made; and WHEREAS, FED-ERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE THE BENEFIT UP THE TRADE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, TURED TRANSACTION TRUST SERIES 2018-2, hereinafter "Creditor" the party entitled to enforce said security interest, having appointed Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee, or its agent, by virtue of the power, duty, and authority vested in and imposed upon said Substitute Trustee, will, on January 22, 2026, at 11:00 AM local time, at The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 in Davidson County, Tennessee, offer for sale certain property hereinafter described to the highest bidder for cash or certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the Substitute Trustee. The property to be sold is described as follows: BEING LOT NO. 9, ON THE PLAN OF MAY-BELLE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 139, IN THE REG-ISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. BEING THE SAME PROPERTY COMMETTER TO TO AMBRICATE OF THE SAME PROPERTY COMMETTER TO TO THE SAME PROPERTY COMMETTER TO THE SAME P PROPERTY CONVEYED TO RA-CHEL GRIFFIN, UNMARRIED, BY WARRANTY DEED FROM K. BRETT CHRISP. MARRIED, DATED 11-14-03 AND RECORDED 11-18-03 IN INSTRUMENT NUMBER 20031118-REGISTER'S FOR DAVIDSON COUNTY, TEN-NESSEE. Commonly known as: 917 SOUTH 12TH STREET NASHVILLE, TN 37206 Parcel number(s): 094 05 0 046.00 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 setback 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 follow ing parties might claim an interest in the property: RACHEL GRIFFIN; 1ST FRANKLIN FINANCIAL CORPÓRA-TION; THE INTERNAL REVENUE SERVICE; ONEMAIN FINANCIAL GROUP, LLC . If the United States, the State of Tennessee, or any agency thereof have any liens on the property and are named herein as interested parties, timely notice has been given to them in accordance with applicable law, and the sale will be subject to any applicable rights of redemption held by such entities, as required by 26 U.S.C § 7425 and/or T.C.A. § 67-1-1433. The property will be sold AS IS, WHERE IS, WITH ALL FAULTS, and without warranty of any kind, express or implied, as to the condition of the property or any improvements thereon, including but not limited to merchantability or fitness for a particular purpose. The Substitute Trustee makes no covenant of seisin or warranty of title, express or implied, and will only convey the property by Substitute Trustee's Deed. Except as noted above, all right and equity of redemption, statutory or otherwise, homestead, and exemption are expressly waived in the Deed of Trust. The sale held pursuant to this notice is subject to the express reservation that it may be rescinded by the Substitute Trustee at any time. If the sale is rescinded for any reason, the purchaser shall only be entitled to a refund of funds tendered to purchase the subject property, and shall have no further or other recourse against Creditor, the Substitute Trustee, or their successor(s), assign(s), agent(s), and attorney(s). The right is reserved to adjourn the sale to another day, time, and place certain, without further publication, upon announcement at the time and place for the sale set forth above. Notice of such adjournment will also be mailed to interested parties when required by applicable law. If you have any questions or concerns, please contact: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attn: TN Foreclosure 13010 Morris Rd, Ste 450 Alpharetta, GA 30004 (423) 498-7400 tnfc@raslg.com Please reference file

number 25-302006 when contacting

our office. Investors website: https://

https://www.BetterChoiceNotices.com

www.rascranesalesinfo.com

THIS OFFICE MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

------ PLEASE PUBLISH ALL INFORMATION ABOVE. Ad #267330 2025-12-18 2025-12-25

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 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 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 persons, resident and non-resident, having claims, matured, or un-matured, against the estate are required to file same with the clerk of the above name court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred: (1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty(60) days before the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 15th day of FEBUARY 2025. Personal Representative(s); MARY JOY HEARN 3211 MEAD AVE NASHVILLE, TN 37211; Attorney for Personal Representative(s); BENJA-MIN, WILLIAM NORMAN JR. 2200 21ST AVENUE SOUTH SUITE 318 NASHVILLE, 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 spect 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 received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 17th day of OCTOBER 2025. Personal Representative(s); BLAINE JOSEPH WALKER 801 BRECKSTON LANE NASHVILLE, TN 37221; Attorney for Personal Representative(s); DUN-CAN, JAD ANDREW 161 BELLE FOREST CIRCLE NASHVILLE, TN 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 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 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; Attorney for Personal Representative(s); FITZGERALD, CYNTHIA WEBB PO BOX 70714 NASHVILLE, TN 37207; Published dates; December 11 and December 18

NOTICE TO CREDITORS #25P2328 ESTATE OF SAMUEL R SANDERS JR. Notice is hereby given that on the 10th day of December, Letters of Authority in respect to the estate of, SAMUEL R SANDERS, who died on 10/25/2025 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 sixtv(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 tual 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 (12) months from the decedent's date of death this 25th day of OCTOBER 2025. Personal Representative(s); LIN-DA S. JORGAN 2827 GAYWINDS CT NASHVILLE, TN 37214; Attorney for Personal Representative(s); COHEN, LEE ALAN 4908 CHARLOTTE PIKE NASHVILLE, TN 37209; Published dates: December 18 and December 25

NOTICE TO CREDITORS #25P2351 ESTATE OF KIMBERLY DIANE PARKER. Notice is hereby given that on the 10th day of December, Letters of Authority in respect to the estate of, KIMBERLY DIANE PARKER, who died on 11/11/2025 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and non-resident, having claims, 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 11th day of NOVEMBER 2025. Personal Representative(s); ANGELA WIL-LIAMS 52866 HOUND TRAIL SOUTH BEND, IN 46628; Attorney for Personal Representative(s); DUNCAN, JAD AN-DREW 161 BELLE FOREST CIRCLE NASHVILLE, TN 37221; Published dates: December 18 and December 25

NOTICE TO CREDITORS #25P2095 ESTATE OF DAVID LAMAR LAW-RENCE. Notice is hereby given that on the 12th day of December, Letters of Authority in respect to the estate of, DAVID LAMAR LAWRENCE, who died on 08/05/2025 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and non-resident, having claims, matured, or un-matured, against the estate are required to file same with the clerk of the above name court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred: (1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty(60) days before the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months 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 AUGUST 2025. Personal Representative(s); SAMUEL L WALKER 846 WEST TRINITY LANE NASHVILLE, TN 37207; Attorney for Personal Representative(s); STOVER, WILLIAM HENRY 214 2ND AVE., NORTH SUITE 204 NASHVILLE, TN 37201 Published dates: December 18 and December 25

NOTICE TO CREDITORS #25P1507
ESTATE OF WILLIAM FRANK HEGGER. Notice is hereby given that on the 12th day of December, Letters of Authority in respect to the estate of, WILLIAM FRANK HEGGER, who died on 03/16/2025 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and non-resident, having claims, matured, or un-matured, against the estate are required to file same with the clerk of the above name court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors 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 16th day of MARCH 2025. Personal Representative(s); CHAN-DRA BROWN 4086 MOUNTAIN TOP TRAIL LA VERGNE, TN 37086; Attorney for Personal Representative(s); STOVER, WILLIAM HENRY 214 2ND AVE., NORTH SUITE 204 NASH-VILLE, TN 37201 Published dates: December 18 and December 25

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 lo-cated 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 TENNES-SEE 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

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.

FREY COSTON Joseph P. Day, Clerk December 4th 2025 Deputy Clerk S. Razoarreola Publish Dates: December 11, 18, 25, January 01

CLARENCE DARBY vs MERCEDES RAFFERTY DARBY Docket #25D1069

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 en ter 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: November 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 REQUESTING 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.

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

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 245(d)(1) of the William Wilberforce 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 interest 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 juve-nile 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 uvenile'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 unmarried 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 spiological 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 where-abouts are unknown and cannot be determined after due diligence; and (e) the minor child continues to be depen-

dent 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.

WHEREFORE, the consenting parties

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

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 USCIS, including the payment of any filing fees, medical exam fees and translation fees; and

 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, 18, 25

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, 2026. 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: December 18, 25, January 1, 8

JESSICA BARRERA VS ALLERIO BARRERA PIENDA Docket #25D1167

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 HIS appearance herein with thirty (30) days after DECEMBER 04, 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 2026. It is therefore ordered that a copy of the Order be published for four (4) weeks succession in the TENNES-SEE TRIBUNE, a newspaper pub-lished in Nashville. Attorney for Plantiff;

JILL K. CARPENTER Joseph P. Day

Clerk November 11th 2025 Deputy Clerk K. Bass Publish dates: December 18, 25, January 1, 8

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 2013, "Institute It 2013/17/01/30/30/30 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 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 au-thority 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 David-son County, Tennessee, to wit: Land in Davidson County, Tennessee, be-ing 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 restrictions, and (5) other matters of public record. Property Address 2576 Treetop Drive, Antioch, Tennessee 37013. Tax Map Parcel No. 149-05-0-254.00. The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. In the event of inclement weather, the trustee hereby announces that the sale will be postponed and that notices of said postponement for inclement weather will be mailed to interested parties of record. 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 matters shown on any applicable plat. The Deed of Trust recites title to the property as unencumbered except as provided above, but Substitute Trustee will make no covenant of seisin or warranty of title, express or implied, and will sell and convey by Trustee's Quitclaim Deed as Substitute Trustee only subject to the above. Further, the transfer shall be "As Is" and without warranty of any kind, express or implied, as to the condition of such property and the improvements located thereon, including merchantability or fitness for particular purpose. The right is reserved to adjourn the day of sale to another date

Publication Summons and Notice (Small Claims) STATE OF WISCONSIN, CIRCUIT COURT, DANE COUNTY Case No. 2025SC007103

and time without further publication

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 COLLECT 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: Fore-

Publication

closureTennessee.com

Dates: December 11, 18, 25

Plaintiff(s): QC Financial Services, Inc. 1 Campbell Plaza Suite 1AN St. Louis MO 63139 VS. Defendant(s): REX BARCLAY 1125 12TH AVE S NASH-VILLE TN 37203 TO THE PERSON(S) NAMED ABOVE AS DEFENDANT(S):

CONTINUED TO PAGE B11

Religion

Gromos honored by the Catholic Business League

NASHVILLE, TN — John Gromos was honored as the 2025 Catholic Professional of the Year by the Catholic Business League, accepting the award at the organization's breakfast meeting on Thursday, December 11th at the Cathedral of the Incarnation.

"I consider this such a great honor," Gromos said in his opening remarks. "What a great organization – I've seen the Catholic Business League grow over the years, and I've had the pleasure of speaking here several times.'

Gromos is the Senior Vice President and Director of Turner's National Sports and Assembly Group. Turner is one of the primary firms involved in the construction of the new Nissan Stadium (home of the Tennessee Titans), and his leadership has been integral as the stadium has risen.

A parishioner of Saint Henry Catholic Church and a father of two Father Ryan alumnae, John has been in Nashville for four decades – and has been part of many major projects that have marked the city's growth. John came to Vanderbilt University from Chicago and was a three-year quarterback for the Commodores. He joined Smith Seckman Reid, Inc. — a local design services company - upon graduation, and ultimately rose to the rank of Vice President.

After more than 13 years with Smith Seckman Reid, he joined Turner Construction Company in March 2004, and has remained there ever since.

Gromos saluted the previous winners of the Catholic Professional of the Year award, as well as the exemplary leadership of Most Reverend J. Mark Spalding, Bishop of the Diocese of Nashville. "We're so blessed to have the leadership that he provides, and the positive energy ... that he brings with him everywhere he goes and everything he does, and I think that's an inspiration for me and for others to figure out how we emulate that even stronger, because that leadership is so important and makes such an

Emphasizing the power of relationships in leadership and career growth, Gromos continued: "Those relationships really lead to connections, to our networks. The Catholic Business League started as a networking organization and continues to do great work in that regard as well. So there's an investment that we all have to make in relationships and networking. It's a two-way street: In order to get something from the network, you have to give something to the network too."

The Catholic Business League thanks John Gromos for his continued leadership, and congratulates him once again as the 2025 Catholic Professional of the Year.

The Catholic Business League strives to provide opportunities for Catholic professionals to engage in fellowship, catechesis, service, and philanthropy. The League's vision is to connect, develop, and inspire Catholic Professionals to live their faith at work, at home, and in their community. More information is available at catholicbusinessleague.org.

Legals/Classifieds

CONTINUED FROM PAGE B10

You are being sued by the person(s) named above as Plaintiff(s). A copy of the claim has been sent to you at your address as stated in the caption above. The lawsuit will be heard in the following small claims court:

DĂNE County Courthouse Telephone Number of clerk of court: 608-266-4311 x1 Courtroom/Room Number: Address: 215 South Hamilton Street Address: City: Madison, WI 53703 3285 on the following date and time: Date: 01/07/2026 Time: 09:00 AM

If you do not attend the hearing, the court may enter a judgment against you in favor of the person(s) suing you. A copy of the claim has been sent to you at your address as stated in the caption above. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate (property) you own now or in the future, and may also be enforced by garnishment or seizure

of property.
You may have the option to Answer without appearing in court on the court date by filing a written Answer with the clerk of court before the court date. You must send a copy of your Answer to the Plaintiff(s) named above at their address. You may contact the clerk of court at the telephone number above to determine if there are other methods to answer a Small Claims complaint in that county.

Electronically Signed by TYLER J. GLASER State Bar # 1118674 12/12/2025 Dobberstein Law Firm. LLC 225 S. Executive Dr. Suite 201 Brookfield, WI. 53005 262-641-3715 Publish date: December 18

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated 08/09/2019, and the Deed of Trust of even date securing the same, recorded 08/12/2019, in Batch# 269936 20190812-0080198, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Zonta Turner, conveying certain property therein described to Trustee Services Inc. as Trustee for Figure Lending LLC and the undersigned, The Sayer Law Group, P.C., having been appointed Successor Trustee to Trustee Services Inc. as trustee for current beneficiary Figure Line of Credit Trust 2020-1.

NŎW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of The Sayer Law Group, P.C., as Successor Trustee, by virtue of the power, duty, and author ity vested in and imposed upon said Successor Trustee to Trustee Services Inc., as trustee for Figure Line of Credit Trust 2020-1, will, on 01/07/2026 at or about 10:00 AM, at the De Kalb County Courthouse, 1 Public Square, Smithville, TN, offer for sale certain property hereinafter described to the highest bidder FOR certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennes see, being Lot No. 210 on the Plan of First Revision Cane Ridge Farms Phase One, Section Three, of record in Instrument No. 20020712-0084136. Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

ALSO KNOWN AS: 1305 Blairfield Dr., Antioch, TN 37013 Parcel ID: 174 11 0A 114.00

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:

Current Occupants, 1305 Blairfield Dr.,

Antioch, TN 37013 Zonta Turner and Antonio McFadden 1305 Blairfield Dr., Antioch, TN 37013 Steven D. Bell Companyc/o M Wesley Hall III, Attorney 223 Madison Street Ste. 212, Madison, TN 37115 Nashville General Hospital c/o Margaret Darby 1 Public Square, Suite 108, Department of Law, Nashville, TN

C-Thru Industries, 2285 Fleetwood Drive, Riverside, CA 92509 The sale held pursuant to this Notice

may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. TRUSTEE IS SELLING THE PROPERTY AS IS. BUYER BEWARE. TRUSTEE MAKES NO REPRESEN-TATIONS AS TO THE CONDITION OF THE PROPERTY, THE STATUS OF TITLE, OR ANY LIENS OR EN-CUMBRANCES ON THE PROPER-TY. DATED November 5, 2025 THE SAYER LAW GROUP, P.C., AS SUC-**CESSOR TRUSTEE**

This Notice will run for two (2) weeks in The Tennessee Tribune newspaper, run dates 12/04/2025 and 12/11/2025, and will be posted online at www. tnpublicnotice.com and also posted online at foreclosurestn.com. Publish dates: December 18, 25

NOTICE OF TRUSTEE'S SALE WHEREAS, default has occurred in

the performance of the covenants. terms, and conditions of a Deed of Trust Note dated 10/15/2021, and the Deed of Trust of even date securing the same, recorded 10/27/2021, in 20211027-0144144, in Office of the Register of Deeds for Davidson Coun-Tennessee, executed by Hassani A. Synclair, conveying certain property therein described to Fidelity National Title as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for NewRez, LLC, its successors and assigns and the undersigned, The Sayer Law Group, P.C., having been appointed Successor Trustee to Fidelity National Title, as trustee for current beneficiary NewRez LLC d/b/a

Shellpoint Mortgage Servicing. NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of The Sayer Law Group, P.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee to Fidelity National Title, as trustee for NewRez LLC d/b/a Shellpoint Mortgage Servicing, will, on 01/14/2026 at or about 10:00 am, at the main entrance to the Davidson County Courthouse, 1 Public Square, Nashville, TN, offer for sale certain property hereinafter described to the highest bidder FOR certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 432 on the Plan of Section Six, Edge-O-Lake Estates, of record in Plat Book 3700, Pages 15 and 16, and amended in Book 3962, Page 332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Hassani A. Synclair and Agnes Wong-Synclair by Deed from Hassani A. Synclair recorded June 22, 2016 as instrument No. 20160622-0063783, in the Register's Office for Davidson

County, Tennessee. ALSO KNOWN AS: 2515 Sleepy Hol-low Dr., Nashville, TN 37217 Parcel

ID:149-03-0-029-00 This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive cove-nants, 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 pri-ority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property: Hassani A. Synclair, 2515 Sleepy Hollow Dr., Nashville, TN 37217 Current Occupants, 2515 Sleepy Hollow Dr., Nashville, TN 37217

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. TRUSTEE IS SELLING THE PROP-ERTY AS IS. BUYER BEWARE. TRUSTEE MAKES NO REPRESEN-TATIONS AS TO THE CONDITION OF THE PROPERTY, THE STATUS OF TITLE, OR ANY LIENS OR EN-CUMBRANCES ON THE PROPER-TY. DATED November 13, 2025 THE SAYER LAW GROUP, P.C., AS SUC-CESSOR TRUSTEE

This Notice will run for two (2) weeks in The Tennessee Tribune newspaper, run dates 12/03/2025 and 12/10/2025, and will be posted online at www. tnpublicnotice.com and also posted online at foreclosurestn.com. Publish dates: December 18. 25

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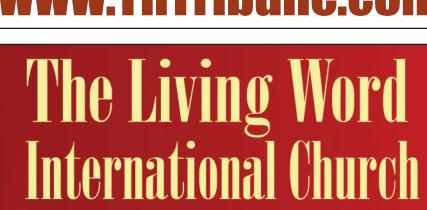
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2025 Catholic Professional of the Year honoree John Gromos, 4th from left; with CBL Board Members Cole Crocker, Pat Lawson, Deb Varallo, Amy Sutton, James Gurman and Margaret Smith. Photos courtesy of Catholic Business League

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