

Legals

NOTICE OF SUBSTITUTE TRUSTEE'S SALE WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated June 10, 2009, executed by PATRICIA E UPCHURCH conveying certain real property therein described to ANDREW C RAMBO, as Trustee, as same appears of record in the Register's Office of Davidson County, Tennessee recorded June 16, 2009, at Instrument Number 20090616-0055810; 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 February 23, 2026 at or about 10:00 AM at the Davidson County Historic Courthouse, Nashville, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Davidson County, Tennessee, to wit: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 144, ON THE MAP OF HERMITAGE HILLS SUBDIVISION, OF RECORD IN PLAT BOOK 2900, PAGES 48 AND 49, SAID REGISTER'S OFFICE. TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF. BEING THE SAME PROPERTY CONVEYED TO PATRICIA E. UPCHURCH, UNMARRIED FROM WARRANTY DEED FROM PAUL LEDBETTER AND WIFE, WANDA LEDBETTER OF RECORD IN INSTRUMENT NO. 20090616-0055809, IN SAID REGISTER'S OFFICE. Parcel ID: 075 09 0 051.00 PROPERTY ADDRESS: The street address of the property is believed to be 3944 PLANTATION DR, HERMITAGE, TN 37076. 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): ESTATE AND/OR HEIRS-AT-LAW OF PATRICIA E UPCHURCH, SHARON DOREEN RICE OTHER INTERESTED PARTIES: The sale of the above-described property shall be subject to all matters shown on any recorded plat; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Rubin Lublin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 rslaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 A copy of this notice is being published at www.BetterChoiceNotices.com Ad #268531 2026-01-29 2026-02-05 2026-02-12

NOTICE OF FORECLOSURE SALE STATE OF TENNESSEE, DAVIDSON COUNTY WHEREAS, Eric L. Burford executed a Deed of Trust to FIFTH THIRD BANK, N.A. (Tennessee), Lender and Christopher Logue, Trustee(s), which was dated August 29, 2022, and recorded on September 30, 2022, in Instrument Number 20220930-0107963 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, Fifth Third 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 February 24, 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: A CERTAIN TRACT OR PARCEL OF LAND IN OLD HICKORY, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING UNIT NO. 4417, ON THE PLAN OF SOUTHFORK CONDOMINIUMS, PHASE ONE, OF RECORD IN BOOK 6783, PAGE 839, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. THIS CONVEYANCE IS SUBJECT TO THE MASTER DEED, RESTRICTIONS AND BY-LAWS OF

RECORD IN BOOK 6783, PAGE 839; BOOK 6994, PAGE 447; INSTRUMENT 20020327-0037726; BOOK 6783, PAGE 855, SAID REGISTER'S OFFICE. THIS BEING THE SAME PROPERTY CONVEYED TO ERIC L. BURFORD, A SINGLE MAN, DATED 01/30/2008 AND RECORDED ON 02/01/2008 IN INSTRUMENT NO. 20080201-0010615, IN THE DAVIDSON COUNTY RECORDERS OFFICE. MAP/GROUP/PARCEL 064 09 0A 009.00 Address: 4417 S TRACE BLVD, OLD HICKORY, TN Parcel ID Number: 064 09 0A 009.00 Address/Description: 4417 S Trace Blvd, Old Hickory, TN 37138 Current Owner(s): Eric L. Burford Other Interested Party(ies): SOUTHFORK HOMEOWNERS ASSOCIATION 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.com This 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.: 25-30663 FC01 Ad #268929 2026-01-15 2026-01-22 2026-01-29

SUBSTITUTE TRUSTEES SALE Sale at public auction will be on 02/18/2026 on or about 10:00 AM, at the At the Main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, TN, Davidson County, Tennessee, conducted by the Substitute Trustee as identified and set for the herein below, pursuant to Deed of Trust executed by JOHN G. BRITTLE SR. AND HELAYNE WESSEL-BRITTLE, to FIRST AMERICAN TITLE, Trustee, and recorded on 11/15/2002 as Instrument No. 20021115-0141613, in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for RESIDENTIAL ASSET SECURITIZATION TRUST Series 2002-A12, MORTGAGE PASS-THROUGH CERTIFICATES Series 2002-L The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of records: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE FINAL PLAT OF THE KELLY GLEN SUBDIVISION, OF RECORD IN PLAT BOOK 4470, PAGE 173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. CONVEYED TO JOHN G BRITTLE SR., HIS HEIRS AND ASSIGNS FROM PATRICIA R. YOUNG, TRUSTEE BY QUITCLAIM DEED DATED MARCH 22, 2001 AND RECORDED ON APRIL 2, 2001 AS DOCUMENT NUMBER 20010402-0031424. Tax ID: 16000022600/160-0-0-226.00/160 00 0 266.00/ MAP 160-0 PARCEL 36.00 Current Owner(s) of Property: JOHN G. BRITTLE SR. AND HELAYNE WESSEL-BRITTLE The street address of the above described property is believed to be 5474 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027, 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 BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE. OTHER INTERESTED PARTIES: Laura Brittle Brewer; ESTATE OF JOHN G BRITTLE SR; HEIRS AND DEVISEES OF JOHN G BRITTLE SR; ESTATE OF NANCY LOUISE BRITTLE; HEIRS AND DEVISEES OF NANCY LOUISE BRITTLE; John Grafton Brittle, Jr; NANCY LOUISE BRITTLE; Cason Hayes; Internal Revenue Service If applicable, the notice requirements of Tenn. Code Ann. 35-5-101 have been met. All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee. If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them, and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and Tenn. Code Ann. §67-

1-1433. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. For additional sale information visit: <https://www.inforeclosurenottices.com> Trustee File No. 2026-00008-TN Western Progressive - Tennessee, Inc., Substitute Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nashville, TN 37203-1312 SALE INFORMATION: Sales Line: (866) 960-8299 Website: <https://www.altisource.com/loginpage.aspx> Ad #268999 2026-01-22 2026-01-29

SUBSTITUTE TRUSTEE'S SALE Sale at public auction will be on March 5, 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 JOAN RABY, to Robert M. Wilson, Jr., Trustee, on June 18, 2008, as Instrument No. 20080630-0067057 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: NewRez LLC The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record: A certain tract or parcel of land is Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 539 on the plan of Hermitage Hills, Section 5, as of record in Book 3300, pages 1 and 2, Register's Office of Davidson County, Tennessee. Said Lot No 539 fronts 77.5 feet on the Westerly margin of Plantation Drive and Runs Bank 150 feet between parallel lines to a line at the rear measuring 77.5 feet thereon. Being the same property conveyed from Rhagat Singh and Balwant Kaur, husband and wife to Jack G. Raby and Joan P. Raby, husband and wife by deed recorded 09/30/1987, in Book 7366, Page 354 in the Register's Office of Davidson County, Tennessee. Address: 3814 Plantation Dr, Hermitage, TN 37076 Tax Map or Parcel ID No.: 74-12-87.00 Tax ID: 074 12 0 087.00 Current Owner(s) of Property: JOAN RABY The street address of the above described property is believed to be 3814 Plantation Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control. SALE IS SUBJECT TO OCCUPANT(S) RIGHTS IN 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 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: JACK G. RABY 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. 26-00019-505-1 For additional sale information visit: <https://www.inforeclosurenottices.com> Mackie Wolf Zientz & Mann, P.C., Co-Substitute Trustee PARK EAST 725 COOL SPRINGS BLVD, SUITE 140 FRANKLIN, TN 37067 TN INVESTORS PAGE: http://mwzmlaw.com/tn_investors.php Ad #269423 2026-01-22 2026-01-29

SUBSTITUTE TRUSTEE'S SALE Sale at public auction will be on Janu-

Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Christopher M. Finley, a single person, by deed from PAUL WYATT AND WIFE, PATIENCE WYATT, of record as Instrument No. 20051005-0119999 dated September 23, 2005, said Register's Office Tax ID: 091-10-0-393-00 / 091 10 0 393.00 / 091100393000 / 091-10-393.00 / 91-10-393 Current Owner(s) of Property: Christopher M Finley, Unmarried Man The street address of the above described property is believed to be 802 DELRAY 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 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 BE ENTITLED ONLY TO A RETURN OF THE PURCHASE PRICE. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE GRANTOR, THE GRANTEE, OR THE TRUSTEE. OTHER INTERESTED PARTIES: NATIONAL MUTUAL INSURANCE COMPANY ASO LORIE TENORE; THE SAWYER AT ONE BELLEVUE PLACE If applicable, the notice requirements of Tenn. Code Ann. 35-5-101 have been met. All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, but the undersigned will sell and convey only as Substitute Trustee. If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them, and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and Tenn. Code Ann. §67-1-1433. This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. For additional sale information visit: <https://www.inforeclosurenottices.com> Trustee File No. 2026-00007-TN Western Progressive - Tennessee, Inc., Substitute Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nashville, TN 37203-1312 SALE INFORMATION: Sales Line: (866) 960-8299 Website: <https://www.altisource.com/loginpage.aspx> Ad #269685 2026-01-22 2026-01-29

SUBSTITUTE TRUSTEE'S SALE Sale at public auction will be on Janu-

ary 22, 2026 on or about 12:00PM local time that has been postponed to February 5, 2026 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, conducted by the Co-Substitute Trustees as identified and set forth herein below, pursuant to Deed of Trust executed by LYNN BATEY, to National Reverse Title LLC, Trustee, on May 28, 2021, as Instrument No. 20210810-0107384 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: Finance of America Reverse LLC The following real estate located in Davidson County, Tennessee, will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record: All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being lot No. 5 on the Plan of Raymond Heights, of record in Book 1424, page 141, Register's Office for said County, more particularly described as follows: Beginning at a point in the westerly margin of Gatlin Drive, at the corner of Lots 5 and 6; thence South along said Drive, 75 feet; thence Southwesterly around a curve, 31.42 feet to a point in the north margin of Sooby Drive; thence with the margin of the same, westerly 145.5 feet; thence North 95 feet to a corner of Lots No. 5 and 6; thence with the line between said lots, east 165.5 feet to the point of beginning. Being the same property conveyed to Herman J. Batey, Et Ux by Warranty Deed from Raymond L. Seagoves, Et Ux recorded in Book 105, at Page 165, Register's Office for Davidson County, Tennessee. The improvements thereon being know as 1993 Gatlin Drive. Tax ID: 10614002200 Current Owner(s) of Property: LYNN BATEY The street address of the above described property is believed to be 1993 Gatlin Drive, Nashville, TN 37210, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control. SALE IS SUBJECT TO 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 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: SECRETARY OF HOUSING & URBAN DEVELOPMENT AND HERMAN J BATEY 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. 25-000182-210-1 For additional sale information visit: <https://www.inforeclosurenottices.com> Mackie Wolf Zientz & Mann, P.C., Co-Substitute Trustee PARK EAST 725 COOL SPRINGS BLVD, SUITE 140 FRANKLIN, TN 37067 AVT Title Services, LLC, Co-Substitute Trustee PARK EAST 725 COOL SPRINGS BLVD, SUITE 140 FRANKLIN, TN 37067 TN INVESTORS PAGE: http://mwzmlaw.com/tn_investors.php Ad #270082 2026-01-29

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE WHEREAS, Geneva Esin and Esiri Esin executed a Deed of Trust to Roushanak Pazouki Baghai, Trustee for the benefit of CTX Mortgage Company, LLC, on July 26, 2005 and recorded on August 11, 2005, as Instrument Number 20050811-0095411 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 The Bank of New York Mellon F/K/A The Bank Of New York as successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Soundview Home Loan Trust 2005-CTX1 Asset-Backed Certificates, Series 2005-CTX1 (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 February 26, 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

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Legals

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and best bidder for cash, the following described property situated in Davidson County, TN: Being Unit No. 122 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 20031119-0618785, Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof. Being the same property conveyed to Geneva Esin and husband, Esiri Esin, by deed from Centex Homes, a Nevada General Partnership, recorded of record in Instrument No. 200508110095410, Register's Office for Davidson County, Tennessee. Street Address: 5843 Monroe Crossing, Antioch, TN 37013 Parcel Number: 163 16 0A 022.00 Current Owner: Bey-Hak Estates RLT1 Tr Other Interested Party(ies): Provincetown Townhome Homeowners Association, Inc. and Mortgage Electronic Registration Systems, Inc. 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 Corners, GA 30092 Office: 404-474-7149 Fax: 404-745-8121 MTG File No.: 25-003279-01 Ad #270236 2026-01-29 2026-02-05

SUBSTITUTE TRUSTEE'S SALE
 Sale at public auction will be on March 17, 2026 on or about 10:00AM 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 CELESTE MARTIN, to Dennie R. Marshall, Trustee, on December 10, 2008, as Instrument No. 20090217-0013273 in the real property records of Davidson County Register's Office, Tennessee. Owner of Debt: PHH MORTGAGE CORPORATION 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: A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Belle Oaks Subdivision, phase one, recorded in Book 6900, phase 768, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Tax ID#: 150 11 0 291.00 Being all and the same lands and premises conveyed to Celeste M. Martin by Donald H. Chubb, Jr. and Penny J. Erwin Chubb in a Warranty Deed Executed 7/30/2001 and recorded 7/31/2001 in document No. 20010731-0081017 of the Davidson County, Tennessee land records Tax ID: 150 11 0 291.00 Current Owner(s) of Property: CELESTE MARTIN The street address of the above described property is believed to be 5924 Belle Oaks Place, Antioch, TN 37013, 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 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 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 Trustee's attorney. MWZM File No. 17-000595-670-3 For additional sale information visit: <https://www.inforeclosurenotices.com> Mackie Wolf Zientz & Mann, P.C., Co-Substitute Trustee PARK EAST 725 COOL SPRINGS BLVD, SUITE 140 FRANKLIN, TN 37067 TN INVESTORS PAGE: http://mwzmlaw.com/tn_investors.php Ad #270259 2026-01-29 2026-02-05

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 November 12, 2021, executed by BELMONT PROVISION TRUST, to Anthony R. Steele, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR VANDERBILT MORTGAGE AND FINANCE, INC. DBA SILVERTON MORTGAGE, its successors and assigns, recorded on November 24, 2021 in Instrument Number: 20211124-0156020, in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made; and WHEREAS, SELENE FINANCE, LP, 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 February 19, 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: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 112 ON THE PLAN OF SECTION ONE, GRA-MAR ACRES OF RECORD IN PLAT BOOK 2133, PAGE 27, 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 DOUGLAS JAY LIPSEY AND MARGARET S. LIPSEY, HUSBAND AND WIFE BY WARRANTY DEED FROM ETHAN OPELT AND BROWYN OPELT AKA BRONWYN OPELT, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20150610-0054526 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 5, 2015 AND RECORDED ON JUNE 10, 2015. BEING THE SAME PROPERTY CONVEYED TO GRANTEE(S) BY DEED RECORDED SIMULTANEOUSLY HERewith IN BOOK PAGE OR INSTRUMENT # 202111240156019, IN THE REGISTER'S OFFICE FOR SAID COUNTY. Commonly known as: 4417 SAUNDERS AVE NASHVILLE, TN 37216 Parcel number(s): 061 03 0 004.00 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 following parties might claim an interest in the property: CRAIG KENT; BELMONT PROVISION TRUST, DATED JULY 10, 2021. 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 Info@raslg.com Please reference file number 25-376188 when contacting our office. Investors website: <https://www.rascranesalesinfo.com> and <https://BetterChoiceNotices.com> THIS OFFICE MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

----- PLEASE PUBLISH ALL INFORMATION ABOVE. Ad #270266 2026-01-29 2026-02-05

NOTICE TO CREDITORS #26P111
 ESTATE OF VIRGINIA ANN CUDD. Notice is hereby given that on the 22nd day of January, Letters of Authority in respect to the estate of, VIRGINIA ANN CUDD, who died on 08/06/2025 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 06th day of AUGUST 2025. Personal Representative(s); REBECCA ANN BREDLOWE 217 HARPEETH HILLS DRIVE KINGSTON SPRINGS, TN 37082; Attorney for Personal Representative(s); JOHNSON, DUNCAN, JAD ANDREW ANDREW 161 BELLE FOREST CIRCLE NASHVILLE, TN 37221; Publish dates: January 29 and February 5

NOTICE TO CREDITORS #26P67
 ESTATE OF WADE RAYMOND CONKLIN III. Notice is hereby given that on the 20th day of January, Letters of Authority in respect to the estate of, WADE RAYMOND CONKLIN III, who died on 12/26/2025 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 26th day of DECEMBER 2025. Personal Representative(s); ELISA CONKLIN 7216 WILLOW CREEK DRIVE NASHVILLE, TN 37221; Attorney for Personal Representative(s); DUNCAN, JAD ANDREW 161 BELLE FOREST CIRCLE NASHVILLE, TN 37221; Publish dates: January 29 and February 5

NOTICE TO CREDITORS #26P108
 ESTATE OF JAN CAROL SCHUFFMAN. Notice is hereby given that on the 20th day of January, Letters of Authority in respect to the estate of, JAN CAROL SCHUFFMAN, who died on 12/27/2025 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 27th day of DECEMBER 2025. Personal Representative(s); JULIE KAY SCHUFFMAN 225 WESTFIELD DRIVE NASHVILLE DRIVE NASHVILLE, TN 37221; Attorney for Personal Representative(s); DUNCAN, JAD ANDREW 161 BELLE FOREST CIRCLE NASHVILLE, TN 37221; Pub-

lish dates: January 29 and February 5
NOTICE TO CREDITORS #26P111
 ESTATE OF DANIEL LOUIS WOOD. Notice is hereby given that on the 20th day of January, Letters of Authority in respect to the estate of, DANIEL LOUIS WOOD, who died on 11/19/2025 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); TIMOTHY ROY WOOD 2575 6TH STREET BAKER CITY, OR 97814; Attorney for Personal Representative(s); DUNCAN, JAD ANDREW 161 BELLE FOREST CIRCLE NASHVILLE, TN 37221; Publish dates: January 29 and February 5

NOTICE TO CREDITORS #26P7
 ESTATE OF CHARLEENE SPENCER. Notice is hereby given that on the 21st day of January, Letters of Authority in respect to the estate of, CHARLEENE SPENCER, who died on 08/21/2025 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 21st day of AUGUST 2025. Personal Representative(s); NAYASHA FARRIOR 8004 FREDERICK JOHN STREET KNOXVILLE, TN 37938; Attorney for Personal Representative(s); KINSLON, RHONDA ALMA 810 DONMILAN DRIVE NASHVILLE, TN 37228; Publish dates: January 29 and February 5

NOTICE TO CREDITORS #26P76
 ESTATE OF CHERI CONNER IRWIN. Notice is hereby given that on the 20th day of January, Letters of Authority in respect to the estate of, CHERI CONNER IRWIN, who died on 12/21/2025 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 21st day of DECEMBER 2025. Personal Representative(s); MATTHEW CONNER IRWIN 7303 HUDGINS COURT FAIRFIELD, TN 37062; Attorney for Personal Representative(s); DUNCAN, JAD ANDREW 161 BELLE FOREST CIRCLE NASHVILLE, TN 37221; Publish dates: January 29 and February 5

NOTICE TO CREDITORS #25P866
 ESTATE OF RONALD LEE CROSS. Notice is hereby given that on the 14th day of January, Letters of Authority in respect to the estate of, RONALD LEE CROSS, who died on 02/13/2025 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 13th day of FEBRUARY 2025. Personal Representative(s); ROGER CROSS 500 CHURCH STREET STE 210 NASHVILLE, TN 37219; Attorney for Personal Representative(s); CARPEN-

ER, JILL KRISTIN 500 CHURCH ST STE 210 NASHVILLE, TN 37219; Publish dates: January 29 and February 5

NOTICE TO CREDITORS #25P2303
 ESTATE OF EDITH H. BEHEL. Notice is hereby given that on the 16th day of January, Letters of Authority in respect to the estate of, EDITH H. BEHEL, who died on 10/02/2025 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 02nd day of OCTOBER 2025. Personal Representative(s); RAYMOND M. BEHEL II 3137 LEEVILLE RD MT. JULIET, TN 37122; Attorney for Personal Representative(s); MEREDITH, BRANDON ROBERT 100 BLUEGRASS COMMONS BLVD. SUITE 2370 HEDERSONVILLE, TN 37075; Publish dates: January 29 and February 5

JESSICA SMALL 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 ALLERIO BARRERA PIENDA. It is ordered that said Defendant enter HER appearance herein with thirty (30) days after DECEMBER 4TH, 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 5th, 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 Plaintiff; JILL K. CARPENTER Joseph P. Day, Clerk November 10th 2025 Deputy Clerk K. BASS Publish dates January 15, 22, 29, February 5

ISSAC KWADWO (BOATENG) NKANSAH vs ROBIN MARIA REID Docket #19D1201
 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 ROBIN MARIA REID. It is ordered that said Defendant enter HER appearance herein with thirty (30) days after JANUARY 22nd, 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 23rd, 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 Plaintiff; JEFFREY POWELL, Joseph P. Day, Clerk, December 23rd 2025, Deputy Clerk S. Razaoreola Publish dates: January 8, 15, 22, 29

IN THE CIRCUIT COURT OF MONTGOMERY COUNTY, TENNESSEE AT CLARKSVILLE NON RESIDENT NOTICE CASE NUMBER: CC 2023 CV 1660
 TO: Shyna A Mercado
 You are ordered to appear and defend a civil action filed against you entitled Timothy N Bilderback VS Shyna A Mercado which has been filed in Circuit Court, Montgomery County, Tennessee, and your defense must be made within thirty (30) days from the date of the last publication of this notice, which shall be for four consecutive weeks in the Tennessee Tribune. You are further directed to file your defense with the Clerk of the Court and send a copy to the Plaintiff at the address below. In case of your failure to defend this action by the above date, judgement by default may be rendered against you for the relief demanded in the complaint. Issued: May 19, 2025 Wendy Davis, Clerk By: Deputy Clerk Plaintiff: Jill K Carpenter 500 Church Street, Suite 210 Nashville, TN 37219 Publish dates: January 29, February 5, 12, 19

PUBLIC NOTICE FOR FEBRUARY 2026 Notice of Regular Public Meetings and Public Comment Opportunities related to the Greater Nashville Regional Council (GNRC) and its Boards and Committees Public Meetings

Notice is hereby given that the following will meet during regular sessions for the purpose of considering and transacting business on behalf of GNRC and its membership.
 • Transportation Coordinating Committee – The committee will meet jointly with the Transportation Policy Board (TPB) at GNRC offices, 44 Vantage Way, Suite 450, Nashville, TN 37228 on February 4 at 10:30 a.m. to develop recommendations for the Transportation Policy Board.
 • Transportation Policy Board – The board will meet jointly with the Transportation Coordinating Committee at the GNRC offices, 44 Vantage Way, Suite 450, Nashville, TN 37228, on February 4 at 10:30 a.m. to conduct business related to regional transportation plans of the Nashville Area Metropolitan Planning Organization.
 • Regional Council – The council body will meet at GNRC offices, 44 Vantage Way, Suite 450, Nashville, TN 37228, on February 18 at 10:15 a.m. to con-

duct business on behalf of its local government members.

• Mid-Cumberland Area Development Corporation (MADC) – The MADC Board of Directors will meet at GNRC offices, 44 Vantage Way, Suite 450, Nashville, TN 37228 on February 19 at 10:30 a.m. MADC is designated by the SBA as a certified development company. Any portion of MADC business related to its work on behalf of GNRC's revolving loan fund will be open to the public and will have an opportunity for public comment.

Further notice is given that the most up-to-date information about these and other public meetings, including those scheduled after the date of this notice, is posted online at www.gnrc.org. Please check the website or call 615-862-8828 for the latest information about public meeting times and locations or other items of public notice.

Opportunities for Public Comment GNRC provides an opportunity for public comment as part of the regular agenda for in-person meetings of public bodies. Those wishing to provide comments must be in attendance and will be asked to approach the podium by the chair of applicable boards or committees as listed on meeting agendas. Comments may also be submitted in writing at any time to comments@gnrc.org. Emailed comments will be reviewed by staff but will not be read or distributed at the public meeting. GNRC posts items available for public review and comment at <https://www.gnrc.org/PublicNotices>. Public comment is being requested for the following item.

• Transportation Improvement Program (TIP) – A public hearing to consider amendments to the TIP is scheduled in conjunction with the TPB meeting on February 4. The TIP is a federally required document that includes all regionally significant and federally funded transportation projects planned for Davidson, Maury, Robertson, Rutherford, Sumner, Williamson, and Wilson counties through September 30, 2026. In addition, the TIP satisfies the public participation requirements for the program of projects for WeGo Public Transit, the Franklin Transit Authority, and Murfreesboro Transit (formerly known as Roover).

• Regional Transportation Plan (RTP) – The RTP is a federally-required document which represents the collective transportation goals of Middle Tennessee city and county governments, transit agencies, and TDOT. The purpose of the RTP is to identify how governmental partners intend to allocate federal transportation funding to improve transportation options across Davidson, Maury, Robertson, Rutherford, Sumner, Williamson, and Wilson counties. Projects identified in RTP are proposed by city and county governments, public transit agencies, and TDOT in response to a call for projects issued by GNRC in 2025. A draft plan will be made available for a 30-day public review and comment period no later than February 20. A public hearing is scheduled in conjunction with the TPB meeting scheduled for March 18. About GNRC

GNRC was established by the TN General Assembly as an association of local governments empowered to convene local and state leaders for the purposes of planning and programming state and federal investments into a range of social services and public infrastructure. GNRC serves as the region's federally recognized Area Agency on Aging and Disability (AAAD) and Economic Development District (EDD) and administers the Metropolitan Planning Organization (MPO) on behalf of the Nashville Area MPO Transportation Policy Board.

Non-Discrimination Policy GNRC does not discriminate on the basis of race, creed, color, religion, sex (including pregnancy, gender identity, and sexual orientation), family status, national origin, age, disability, genetic information (including family medical history), political affiliation, military service, limited English proficiency, any other class protected by applicable law in admission to, access to, or operations of its programs, services, or activities, and GNRC does not permit retaliation in response to engaging in protected activities. This policy applies to applicants for employment and current employees as well as sub-contractors and subcontractors of the GNRC that receive federal funding. A copy of the Non-Discrimination Policy is available at GNRC.org/Legal. Complaints or requests for accommodation should be directed to Grant Kehler, Non-Discrimination Coordinator, 44 Vantage Way, Ste. 450, Nashville, TN 37228, or by calling 615-862-8828. GNRC meetings may be audio and video recorded. Publish date: January 29

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CONTINUED TO PAGE B11

Religion

Smallwood remembered with music-filled funeral

UPPER MARLBORO, MD (RNS) — Thousands of fans of gospel music giant Richard Smallwood bid him farewell in a music-filled funeral on Saturday (Jan. 24), as family and friends of the composer remembered him for his creativity, his theology and his humility.

Smallwood's black closed casket, covered with white flowers, stood at the front of the sanctuary of First Baptist Church of Glenarden, just east of Washington, at the 2 1/2-hour service dominated by the songs he wrote.

Pastor Maurice Watson, the former pastor of Smallwood's Washington-area home congregation, preached on the Bible's Psalm 121, on which Smallwood based one of his most widely sung works, "Total Praise," which begins with the words "Lord I will lift mine eyes to the hills, knowing my help is coming from You."

"His music had a depth to it that spoke to our souls and to our hearts," said Watson, who led Metropolitan Baptist Church, where Smallwood was a member and was ordained himself. "His music was high enough to make the erudite sit up and listen, but it was low enough to inspire and give hope to the common person."

Smallwood, an eight-time Grammy Award nominee, died Dec. 30, 2025, at age 77 of complications from kidney failure, in Sandy Spring, Maryland. Born in Atlanta, he was raised mostly in Washington, where he was influenced by his stepfather, the Rev. Chester Lee "CL" Smallwood, who pastored the district's Union Temple Church, and his mother, Mabel, who took him to performances of the National Symphony Orchestra.

Twenty-five minutes before the doors to the church opened at 9:30 a.m., dozens of people huddled outside as others sat in idling cars in 10-degree weather.



People attend the funeral of Richard Smallwood, Saturday, Jan. 24, 2026, at First Baptist Church of Glenarden in Upper Marlboro, Maryland. Photo by RNS, Adelle M. Banks



Richard Smallwood
Courtesy photo

By the time the funeral began at noon, the predominantly Black audience, dressed in boots and puffy jackets, furs and high heels, scarves and sneakers, filled most of the seats of the church's main auditorium.

"Total Praise," which Smallwood introduced with his group Vision in 1996, was covered by Destiny's Child, performed by a cantor at Carnegie Hall in New York, and was sung by a choir as President Barack Obama welcomed Pope Francis to the White House in 2015.

Near the end of the funeral, the song was featured twice more, first in an instrumental version played by pianist Joseph Joubert and then sung by Vision and the Celebration Choir, a collection of singers from different phases of Smallwood's life, Metropolitan, Union Temple and Howard University's gospel choir.

The colorful 10-page funeral program was filled with photos of Smallwood with friends and celebrities — Rashad, Aretha Franklin and Dionne Warwick

among them. It listed his 30-album discography, including "Handel's Messiah: A Soulful Celebration," a 1992 album on which he sang with an all-star choir conducted by musician Quincy Jones.

In mid-January on Capitol Hill, Sen. Raphael Warnock of Georgia, pastor of Atlanta's Ebenezer Baptist Church, joined members of the Howard and Metropolitan Baptist choirs in singing

"Total Praise," and announced that he and Sen. Tim Scott of South Carolina introduced a congressional resolution in Smallwood's honor. The statement, which said Smallwood "left a lasting legacy in the music industry, rooted in faith and triumph," was approved by the Senate on Jan. 15.

But the greatest tribute to Smallwood may be that in the weeks after his death, he and his songs have been remembered at worship services in churches across the country, where his music will doubtless live on.



SINNERS, continued from page B2

Messiah" (2020). Peele was nominated in that category twice for "Get Out" and "BlacKkKlansman."

There were some other historic nominations. Fellow producer Zinzi Coogler becomes the first Filipino producer and the third Black woman nominated for best picture. She and Ryan Coogler are also the first Black married couple nominated together in the category.

Cinematographer Autumn Durald Arkapaw made history as the first Filipino woman and the first woman of color nominated for cinematography. Production designer Hannah Beachler, who won the Oscar for her work on "Black Panther" (2018), earned her second nomination and remains the only

Black woman recognized in the category.

Costume designer Ruth E. Carter — the first Black woman to win more than one competitive Oscar, for "Black Panther" (2018) and "Black Panther: Wakanda Forever" (2022) — picked up her fifth nomination in the category. She is now the most-nominated Black woman in Oscar history, surpassing Oscar-winning actor Viola Davis. Coogler joins a list of Black screenwriters nominated for original screenplay, a category that first recognized Black writers in 1972, when Suzanne de Passe received a nomination for "Lady Sings the Blues." Since then, Lee, Singleton, Peele and the "Judas and the Black Messiah" writing team have earned nominations, with



Ryan Coogler
Photo courtesy of IndieWire.com

Peele becoming the first — and still the only — Black winner.

Final Oscar voting occurs from Feb. 26 to March 5. The 98th Oscars will be held March 15 and will air on ABC (locally WKRN-2), hosted by Conan O'Brien.

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Legals/Classifieds

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