

# 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, Ruben 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, Ruben 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 BY 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 unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. This property is being sold with the express reservation that it is subject to confirmation by the lender or Substitute Trustee. This sale may be rescinded at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The Property is sold as is, where is, without representations or warranties of any kind, including fitness for a particular use or purpose. THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Ruben Lublin TN, PLLC, Substitute Trustee 3145 Avalon Ridge Place, Suite 100 Peachtree Corners, GA 30071 rlselaw.com/property-listing Tel: (877) 813-0992 Fax: (470) 508-9401 A copy of this notice is being published at www.BetterChoiceNotices.com Ad #268531 2026-01-29 2026-02-05 2026-02-12

**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 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 Gen-

eral 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 Townhouse 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 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. 17-000595-670-3 For additional sale information visit: https://www.inforeclosurenofices.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 #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 BROWN 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 set-back lines that may be applicable; any statutory rights of redemption of any state or federal governmental agency; any prior liens or encumbrances; any priority created by a fixture filing; and any matter that an accurate survey of the property might disclose. Additionally, the following parties might claim an interest in the property: 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](mailto: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 OF SUBSTITUTE TRUSTEE'S SALE** WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated October 15, 2008, executed by PATRICIA A. MAGEE, unmarried, to First American Title Company, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CITIMORTGAGE, INC, its successors and assigns, recorded on October 24, 2008 in Instrument Number: 20081024-0106775, in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made; and WHEREAS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, 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 March 05, 2026, at 10:00 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: PROPERTY KNOWN AS 500 PARAGON MILLS RD UNIT F-6 NASHVILLE TN 37211, COUNTY OF DAVIDSON; UNIT NO. F-6 OF CANTERBURY HALL CONDOMINIUM, A CONDOMINIUM OR HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5440, PAGE 255, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AMENDED BY AMENDMENT TO MASTER DEED OF RECORD IN BOOK 5441, PAGE 819, REGISTER'S OFFICE AND SHOWN ON A PLAN OF RECORD IN BOOK 5200, PAGE 159, SAID REGISTER'S OFFICE. BEING THE SAME PRO-

PERTY CONVEYED TO PATRICIA MAGEE ROBERTS BY DEED DATED 06/30/93 FROM LINDA E. SCALES BILLS AND HUSBAND, CHARLES TERRY BILLS AND FILED OF RECORD IN BOOK 9006, PAGE 275, SAID REGISTER'S OFFICE. BEING THE SAME PROPERTY CONVEYED TO PATRICIA A. MAGEE, UNMARRIED BY QUITCLAIM DEED FROM PATRICIA MAGEE ROBERTS N/K/A PATRICIA A., MAGEE, UNMARRIED, DATED 10/15/08 AND FILED OF RECORD IN INSTRUMENT NUMBER 2008 1024,0106774, SAID REGISTER'S OFFICE. Commonly known as: 500 PARAGON MILLS RD NASHVILLE, TN 37211 Parcel number(s): 133 11 0A 040.00 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: THE ESTATE OF PATRICIA MAGIE ROBERTS N/K/A PATRICIA A MAGEE DECEASED; CANTERBURY HALL CONDOMINIUM ASSOCIATION; LANDON J MAGEE; TAMEKA FREEMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA MAGEE . 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 pub-

lication, upon announcement at the time and place for the sale set forth above. Notice of such adjournment will also be mailed to interested parties when required by applicable law. If you have any questions or concerns, please contact: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attn: TN Foreclosure 13010 Morris Road, Suite 450 Alpharetta, GA 30004 (423) 498-7400 [info@raslg.com](mailto:info@raslg.com) Please reference file number 26-387845 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 #270562 2026-02-05 2026-02-12

**NOTICE TO CREDITORS #26P51** ESTATE OF CYNTHIA P SEWELL. Notice is hereby given that on the 22nd day of January, Letters of Authority in respect to the estate of, CYNTHIA P SEWELL, who died on 12/19/2025 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); or (2) Twelve (12) months from the decedent's date of death this 19th day of DECEMBER 2025. Personal Representative(s): NATHAN ALEXANDER SEWELL 5 S. WILTON RD RICHMOND, VA 23226; Attorney for Personal Representative(s): MCLEMORE III, CLAIBORNE KINNARD 1211 16TH AVE S NASHVILLE, TN 37212; Publication dates February 5 and February 12

**NOTICE TO CREDITORS #26P121** ESTATE OF DEBORAH WALKER. Notice is hereby given that on the 23rd day of January, Letters of Authority in respect to the estate of, DEBORAH WALKER, who died on 11/14/2025 were issued to the undersigned by the Circuit Court of Davidson County, Tennessee Probate Division. All persons, resident and non-resident, hav-

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# Business

## AARP Tennessee sets 2026 priorities, legislative agenda

FRANKLIN, TN — Recently, AARP Tennessee announced its 2026 state priorities and legislative agenda. These key topics will drive the work of staff and volunteers for the coming year.

AARP Tennessee 2026 Priorities include the following issue areas:

• **Fraud Prevention:** Tennesseans lost more than \$157 million from scams last year, and AARP will continue to forge alliances with law enforcement and serve as a trusted resource for empowering Tennesseans to reduce the incidence and impact of fraud.

• **Health & Wellness:** Brain health, physical fitness and nutrition are key to living a long and vibrant life, and AARP recognizes cultivating a culture of health and wellness in Tennessee will reduce the occurrence of chronic illnesses and lessen the burden on our healthcare system.

• **Social Security:** Social Security helps more than 1.5 million Tennesseans live and retire with dignity. AARP will work to protect Social Security to ensure its benefits and services are strong for generations to come.

“After listening to AARP members in Tennessee, and conducting extensive research, we are committed to fighting fraud, promoting better health and protecting Social Security as our top issues for the year,” said Mia McNeil, AARP Tennessee State Director. “Our team of staff, volunteers and community partners are prepared to deliver support, resources and opportunities to

make a positive difference for Tennesseans 50+ and their families.”

As the 114th Tennessee General Assembly commences its 2026 session, AARP Tennessee has also identified policy focus areas as we advocate for important issues facing Tennesseans 50+ and their families.

• **Cryptocurrency Fraud Protection:** AARP will support policies that prevent the most common scams and financial exploitation schemes targeting older adults.

• **Automatic Individual Retirement Accounts:** AARP supports an Auto IRA program to ensure Tennesseans have a portable, accessible investment tool—especially workers without access to employer-sponsored retirement plans.

• **Strengthening the Caregiver Alliance:** AARP will work with the Caregiver Caucus to deliver policies that save caregivers time and money—and provide more support to the 1.5 million family caregivers in Tennessee.

“We’re working with state officials to address issues like Cryptocurrency ATM fraud, and creating opportunities to help Tennesseans save enough for retirement,” said Makayla McCree, AARP Tennessee Associate State Director of Advocacy. “2026 is a critical year for our state, and our AARP team is poised and ready to work in partnership with federal, state and local leaders to enact policies that make life better from Memphis to Mountain City.”

For the latest information and free resources, go to [www.aarp.org/tn](http://www.aarp.org/tn).



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## Legals/Classifieds

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ing claims, matured, or un-matured, against the estate are required to file same with the clerk of the above name court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred: (1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this Notice if the creditor received an actual copy of the Notice to Creditors at least sixty(60) days before the date that is four (4) months from the date of the first publication (or posting); or (B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors, if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of the first publication (or posting) as described in (1) (A); or Twelve (12) months from the decedent's date of death this 23rd day of NOVEMBER 2025. Personal Representative(s); NAYASHA N FARRIOR 8004 FREDERICK JOHN SST. KNOXVILLE, TN 37938; Attorney for Personal Representative(s); KINSLOW, RHONDA ALMA 810 DOMINICAN DRIVE NASHVILLE, TN 37228; Publish dates February 5 and February 12

**NOTICE TO CREDITORS #26P120**  
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 BREEDLOVE 217 HARPETH 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; Publish 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 CHARLENE SPENCER. Notice is hereby given that on the 21st day of January, Letters of Authority in respect to the estate of, CHARLENE 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); KINSLOW, RHONDA ALMA 810 DOMINICAN 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); CARPENTER, 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

**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

**REQUEST FOR PROPOSAL FOR Strategic Communications**  
ELECTRONIC PROPOSALS for completion of this project shall be received by the Metropolitan Nashville Airport Authority, not later than 2:00 p.m. (central), on Thursday, March 5, 2026. A Pre-Proposal Meeting will be conducted at 10:00 A.M. CST (central), Friday, February 13, 2026, at the 140 BNA Park Drive, Suite 520, Nashville Conference Room, 5th Floor, Terminal Building, Nashville, TN. Attendance at this meeting is NON-MANDATORY. Join the meeting now Meeting ID: 253 753 358 997 53 Passcode: E6wy9xx3 Dial in by phone +1 615-270-8936, 20332747# United States. All locations Find a local number Phone conference ID: 203 327 47# For organizers: Meeting options | Reset dial-in PIN Copies of the Contract Documents (RFP, Proposal Schedule, Attachments, etc.) will be available on Monday, February 2, 2026 and may be obtained electronically from B2GNow E-Bidding, an online tendering service. ELECTRONIC PROPOSALS for Strategic Communications will be submitted through this online platform, B2GNow E-Bidding. Further details concerning this proposal may be obtained from the MNA web site: <https://flynashville.com/nashville-airport-authority/business-opportunities>. Publish date: February 5

**REQUEST FOR PROPOSAL FOR SOCIAL MEDIA INFLUENCER MANAGEMENT PROJECT NO. 26-023**  
ELECTRONIC PROPOSALS for completion of this project shall be received by the Metropolitan Nashville Airport Authority, not later than 2:00 p.m. (central), on Tuesday, March 10, 2026. Copies of the Contract Documents (RFP, Proposal Schedule, Attachments, etc.) will be available on Monday, February 2, 2026 and may be obtained electronically from B2GNow E-Bidding, an online tendering service. ELECTRONIC PROPOSALS for SOCIAL MEDIA/ INFLUENCER MANAGEMENT will be submitted through this online platform, B2GNow E-Bidding. Further details concerning this proposal may be obtained from Publish date: February 5

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