

Land Transfers

Dallace Philip Brooks, Lisa Margaret Brooks, Dallace Phillip Brookes to Fausto Rea Gutierrez, \$399,000, 10 acres, Gold Rd.

JW Properties to Brittany Hester Conaster, Isaac Brendon Conatser, \$349,000,.09 acres, Highway 130 W

Allen Rogers, Genie Rogers to Jack L. Walker, Janet P. Walker, \$795,000, 5.02 acres, Thompson Creek Rd.

Florine Dangerfield, Florine Morton, Florine Leslie Morton to Clinton Blatter, \$80,000, East Cedar St.

PennyMac Loan Services LLC to Leticia Francisca Gonzalez Martinez, Diego A. Albino, \$209,000, 112 E. Cedar St.

Madalyn Parsons Beech, Jerry H. Estate Beech to Madalyn Parsons, Mary Clayton and Thomas Trust Beech, \$0, 111.07 acres, Martin Rd.

Scott F. Lambert, Lisa C. Lambert, Devin S. Holder, Mandie C. Holder to Scott F. Lambert, Lisa C. Lambert, Haden Hurst, \$0, Anderson Creek Rd. Bell Buckle

Music City Holdings LLC to Harriswood Investments LLC, \$165,000, Scotland Heights

Curtis E. Cox to Curtis E. Cox, Linda Cottingham, \$0, Millet St.

Aubrey Molder, Tanya Renee Estate Pollock, William Daughtery, Casey McCullough, Lynsey Smith, Tanya Coleman Pollock to Casey McCullough, \$0,.0574, Unionville Deason Rd.

Susan Allison to Annmarie M. Rainwater, \$168,000, Fairfield Pike

Palmetto Properties LLC to

Christian Noe Gomez Garcia, Jose De Jesus Gomez, Andryv Emmanuel Gomez Garcia, \$135,000

Lacey Anna Wasdyke, William Cody Maynard to William Cody Maynard, \$0, Warners Bridge Rd.

Roger Richards, Gus Richards Jr. Estate to Troy Richardson, Georgia Richards, Wilhelmina Richards, Joni Ellis Chesire, Roger Richards, Jason Ellis Richards, \$0, 0.56 acres, Greer Rd.

Roger Richards, Gus Richards Jr. Estate to Troy Richards, Georgia Richards, Wilhelmina Richards, Joni Ellis Chesire, Roger Richards, Jason Ellis Richards, \$0, 13.35, Greer Rd.

DFH Crescent LLC to Nancy Judith Gutierrez, David Andrew Bobick, \$325,790, 217 Idle Dr.

Nestor R. Rivera, Edith Rivera to Madison Schumacher, Geoffrey Quinn Jr., \$569,529, Glizer Loop Rd.

Jeannette Carlisle to Devan Marie Reed, Rachel Ann Hazelwood, \$267,500, Highway 64 W.

Cathey L. Lee, Cathey Evans Lee, Cathey Lee, Cathy Lee to Green Haven Trust, \$0

Melvin L. Golden, Glenda C. Golden to Teresa G. Winnette, \$0

Melvin L. Golden, Glenda C. Golden to Katherine Elizabeth Golden, \$0, 0.71, Sun Circle

Ole South Properties Inc. to Jeremy Daniel Bankston, \$269,990, Horse Mountain Rd. Unionville

Matthew Seth Stovall to Matthew Seth Stovall, Alexandria Niomi Stovall, \$0, Narrows Rd.

Ole South Properties Inc. to Terry Ann Hajar, \$284,990, Horse Mountain Rd.

Joseph Morris Bills, Jo Ann Bills to Trevor Scott, Travis Noah Arnold, \$0, Bills Rd.

Jennifer Garnes to Jordan Garnes, \$0, Wartrace Pike

Webber Holdings LLC to Stephen Hoffman, Alana Hoffman, \$249,000, South Fair oak St.

Tyler Dole, Michelle Dole, Gregory Dole to Mandie Holder, Devin Holder, \$448,000, Meadow Dr.

Vladislav Soudakov to Vladislav Soudakov, Soudakov Family Irrevocalbe Trust, \$0, Kingree Rd.

Douglas Keith Jones, Timothy Martin Jones to Joshua Byron Cooke, Ambre Nicole Cooke, \$40,000, Highway 41A S. Normandy

Paul Bates Jr., Doborah Keith Jones Steven J. Heslep, Laura K. Heslep, Heslep Family Trust, \$150,000, 5 acres, Old Columbia Rd.

DCC Strategic Realty Partners LLC to Jenny Tomlin, \$299,900, Dover St.

Jimmy Dwight Womble, Anneette P. Womble to Paul Adam Bates, Paul B. Bates Jr., \$1,030,000, Goose Creek Rd.

Paul B. Bates Jr. to Adam Paul Bates, \$0, 35 acres, Goose Creek Rd.

Paul Adam Bates to Paul B. Bates Jr. \$0, 99.38 acres, Goose Creek Rd.

Kenneth Watts, Leann Watts to Shane C. Smith, Jamie L. Smith, \$240,000, Old Unionville

Paul B. Bates Jr. to Paul B. Bates Jr., Deborah R. Bathes, \$0, 99.38 acres, Goose Creek Rd.



—Photo Provided by Southern Tennessee Weather

Train derails in Wartrace

Staff Report

A railroad derailment near Wartrace has resulted in the evacuation of about 50 homes and may create traffic problems in the Wartrace area throughout the day today.

The derailment, which happened at about 7 a.m. today, involved four cars carrying denatured alcohol. There were no leaks. CSX Transportation, which operates the railroad line, is handling cleanup efforts, but representatives of Bedford County Emergency Medical Services, Bedford County Emergency Management Agency, Bedford County Sheriff's Office, Bedford County Fire Department, Wartrace Fire Department, Tennessee Emergency Management Agency and Tennessee Department of Health are on the scene.

No further evacuations are expected, and those who were evacuated should be able to return to their homes later today. No injuries have been reported; two bedridden people in the evacuation area had to be transported to safety.

The derailment happened on the side line and the main CSX line which runs through Bell Buckle, Wartrace and Normandy is clear. However, due to the work being done at the derailment site, trains on the main line will be traveling much more slowly than usual, which could result in longer-than-expected wait times at railroad crossings. Officials are urging those who do not have to be in the area to avoid it today due to traffic issues.

Bugsuffle Road remains closed due to the accident.

School buses may take alternate routes, resulting in some children being dropped off later than usual.

Denatured alcohol is ethanol, the alcohol in alcoholic beverages, which has been specially treated to make it undrinkable, so that it can be used for other purposes, for example as a fuel or solvent.

This information is from Bedford County officials.



CLASSIFIEDS

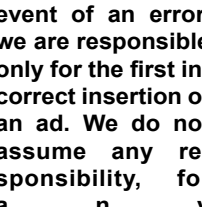


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105 ANNOUNCEMENTS	105 ANNOUNCEMENTS	130 PUBLIC NOTICES	130 PUBLIC NOTICES	130 PUBLIC NOTICES	130 PUBLIC NOTICES	130 PUBLIC NOTICES	130 PUBLIC NOTICES
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CLASSIFIED ERROR RESPONSIBILITY **We take great care to avoid typographical errors. However, in the event of an error, we are responsible only for the first incorrect insertion of an ad. We do not assume any responsibility, for a n y reason, for an e r r o r in an ad beyond the cost of the ad itself. Management reserves the right to reject, revise & properly classify a l advertisements. A d position has no bearing on the results you receive and cannot be guaranteed.**

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The following vehicle will be listed for auction on February 14th., 2026 at 10am at the address below:

Quantum Auto Sales and Services 116 E Highland Ave, Shelbyville, TN 37160

2014 INFINITI QX80 VIN#

JN8AZ2NE0E9062550

2017 CHEVROLET IMPALA VIN#

1G1105S36HU201262

2015 CHRYSLER 200 VIN#

1C3CCCBB1FN555642

2018 NISSAN ALTIMA VIN#

1N4AL3AP2JC229052

2013 FORD MUSTANG VIN#

1ZVBP8EM9D5203571

2016 HONDA CIVIC VIN#

2HGFC2F70GH552073

130 PUBLIC NOTICES
SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on March 17, 2026, at or about 12:00 PM, local time, at the main entrance to the Bedford County Courthouse, 1 Public Square, Shelbyville, TN 37160, pursuant to the Deed of Trust executed by Kentrell R. Henderson, unmarried man, to Tennessee Title, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Hometown Lenders, Inc. dated October 28, 2021, and recorded in Book TD1030, Page 518, at Instrument Number 21009910, in the Register's Office for Bedford County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Bedford County Register's Office. Default in the performance of the

covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: Planet Home Lending, LLC

Other interested parties: None

The hereinafter described real property located in Bedford County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: Land in Bedford County, Tennessee, being Lot No. 31 on the Plan of Final Plat, Revision One, Creekside Estates Subdivision, Phase I of record in Plat Cabinet E, Envelope 192 (formerly Plat Cabinet B, Envelope 248), in the Register's Office for Bedford County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia G. Garrett, unmarried by Warranty deed from Holly Marie Edwards, an unmarried woman of record in Book D349, page 148, Register's Office for Bedford County, Tennessee, dated February 25, 2019 and recorded on March 01, 2019.

(Value or consideration shown in aforementioned deed \$169,900.00-)

The said Patricia G. Garrett having died on or about October 12, 2020.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as

201 Ashlyn Drive, Shelbyville, Tennessee 37160

BEING the same property conveyed to Kentrell R. Henderson, an unmarried man by deed from Heirs and Devises of The Estate of Patricia G. Garrett, deceased of record in Book / Record Book / Deed Book / Volume D369, Page 119, or Instrument # 2 1 0 0 9 9 0 9 , Register's Office for Bedford County, TN.

Street Address: The street address of the property is believed to be 201 Ashlyn Drive, Shelbyville, TN 37160, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 100E-C-030.00

Current owner(s) of Record: Kentrell R. Henderson

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES

This property is being sold with the express reservation that the sale is sub-

JANUARY 28, 2026

ject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time.

This Notice of Sale has been posted by Capital City Posting and can be viewed online at CapitalCityPostings.com.

Padgett Law Group, Substitute Trustee 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312

(850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com

NOTICE OF SUBSTITUTE TRUSTEES SALE

WHEREAS, Eduardo Rodriguez, unmarried man, by Deed of Trust (the "Deed of Trust"), dated May 20, 2022, and recorded on May 27, 2022, in Book TD1054 at Page 472, Instrument Number 22004469 in the Register of Deeds Office of Bedford County, Tennessee, and Modified in Book TD1145 at Page 302, Instrument No. 25001425; and, conveyed to Advance Title of Murfreesboro, Trustee, the herein-after described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to, Mortgage Electronic Registration Systems, Inc., as nominee for Evansville Teachers Federal Credit Union, its successors and assigns, which the aforementioned Deed of Trust was subsequently assigned to Nationalstar Mortgage LLC dated October 16, 2025 and recorded in Book TD1169 at Page 405, Instrument

Number 25007132; and

WHEREAS, McPhail Sanchez, LLC has been duly appointed Substitute Trustee by the owner and holder of the Note by instrument recorded in Book TD1171 at Page 66, Instrument Number 25007502 described; thence Bedford County, Tennessee; East 115.5 feet to a post; thence South 70 deg. 41 min. West 138.5 feet to a point; thence South 15 deg. 21 min. East 110.5 feet to a stake in the North Boundary of Broad Street; thence along the North Boundary of hereinafter described Broad Street, North real property be advertised and sold in satisfaction of the indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

NOW, THEREFORE, notice is hereby given that an agent of McPhail Sanchez, LLC, Substitute Trustee, pursuant to the power, duty, and authority vested in and conferred by the Deed of Trust, on **March 5, 2026 at 12:00 PM at the Main Entrance of the Bedford County Courthouse located at 1 Public Square, Shelbyville, TN** will be sold to the highest call bidder for cash free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Bedford County, Tennessee, described as follows:

Secretary of Housing & Urban Development, Junior Lienholder, in Instrument No. 25001424

This sale is subject to any unpaid taxes, if any, any prior liens

BEGINNING at a stake in the North margin of Broad Street at the point where said North Margin of Broad Street intersects the West Boundary Line of Sims Avenue, and said point being the Southeast corner of the realty hereinafter described; thence North 6 deg. 6 min. East 115.5 feet to a post; thence South 70 deg. 41 min. West 138.5 feet to a point; thence South 15 deg. 21 min. East 110.5 feet to a stake in the North Boundary of Broad Street; thence along the North Boundary of hereinafter described Broad Street, North real property be advertised and sold in satisfaction of the indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

WHEREAS, the owner and holder of the Note has demanded that the North Boundary of hereinafter described Broad Street, North real property be advertised and sold in satisfaction of the indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

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