Bekah Cochran is standing in the midst of two colliding storms. Made of fast winds and electric fury, either tempest could do substantial damage.

But instead of seeing the dark clouds and scattered debris, Cochran is looking beyond them to where a rainbow stands as a promise of peace and prosperity.

“I’m not joking,” laughs Cochran, 38. “I’ve been seeing rainbows. God knew storms were coming.”

There are several depictions of rainbows in Cochran’s office at Keller Williams Greater Downtown Realty. Her daughter Charlotte Grace, 9, painted one, while a local artist rendered another. More reveal themselves as one scans her roomy space, peeking out from between knickknacks on shelves and radiating luminescent colors from crowded sections of wall.

She says the rainbows calm her spirit as she fights to remain on her feet.

Cochran is not alone in the first storm. Rather, her fellow Realtors in Chattanooga are there with her as a scarcity of houses, fierce bidding wars and rising mortgage rates combine to create one of the most demanding times any of them have experienced – including those who weathered the housing crash of 2008.

“The illusion is the market is on fire, and I’m killing it,” Cochran says. “But the truth is representing a buyer at the highest level is one of the hardest things a Realtor can do right now.”

Cochran is positioned upright in the middle of her office. To say she’s standing would be inaccurate, as she’s constantly in motion, shifting back and forth on her feet and using her hands and arms to emphasize her words, as though she’s using a private and expressive sign language. If Cochran were to sit, it’s unlikely the chair could contain her for long.

“You need to have a lot of energy to survive in this business,” she says in answer to a question about her animated nature.

One challenging aspect of representing a homebuyer in the current market involves helping them to reset
Life lessons carry over into estate, trust practice

By David Laprad

Colter Parker says he grew up with wonderful parents and three siblings with whom he remains close. However, even a loving family can go through trying times. Parker adds, “there were occasions when his father and mother had to sit down with him and have what he calls “a hard conversation.” “When there are four kids in a house, there can be tension,” he laughs.

Parker, 26, says he’s also had to work through tough moments with his wife, Sloan, whom he met in eighth grade and began to date in high school. These exchanges as a youth and an adult taught him how to have difficult discussions with someone he loves, he adds.

“I’ve learned how to not only exist within heartache and tension but to also work through it and make good decisions.”

And, Parker continues, he also learned how to be an effective attorney. Parker is an estate and trust lawyer with Chambliss, Bahner & Stophel. He says his life and the people who have been a part of it taught him valuable skills law school didn’t cover.

Colter Parker is an estate and trust attorney with Chambliss, Bahner & Stophel. He says his life and the people who have been a part of it taught him valuable skills law school didn’t cover.

During his internship, Parker interacted with estate planning attorneys and watched as they pried their trade with clients.

“The work they did was similar to what my father was doing. They’d figure out what their client’s asset make up looked like, determine what their client wanted to accomplish and then help them implement those goals.”

Parker connected with Chambliss through Stophel Distinguished Students, a program at the firm that identifies business students who have made significant contributions to UTC and their community while maintaining a strong academic record. Chambliss attorney Jeffrey Maddux served as Parker’s mentor and introduced background he needs to serve clients well.

“I’m impressed with the extent of the estate planning services at Chambliss,” he says. “We do everything from ultra high net worth tax and estate planning down to helping clients who have qualified for government benefits have some quality of life.”

Parker built the foundation of what would someday be his legal practice during his days as an intern with his father, Clay Parker, a financial planner. As he studied finance and economics at the University of Tennessee at Chattanooga and worked with his dad, he discovered a love for the financial planning process, he says.

“I enjoyed figuring out where clients were and what their goals were and then developing a path to get them there.”

By David Laprad

Colter Parker is an estate and trust attorney with Chambliss, Bahner & Stophel. He says his life and the people who have been a part of it taught him valuable skills law school didn’t cover.
UTC names Woodruff men’s golf head coach

Blaine Woodruff is the Chattanooga Mocs new men’s golf head coach. His debut marks the third head coach in the program’s division one history.

“Blaine comes from a dynamic program at Pepperdine, where he helped the Waves to a National Championship in 2021,” notes Vice Chancellor and Director of Athletics Mark Wharton. “I have every confidence in his ability to build a championship team on and off the course.”

Woodruff spent the last five years at Pepperdine, serving as associate head coach. The squad reached the NCAA Tournament every year available and advanced to the finals in 2019, 2021 and 2022.

That success outside the Power Five caught the hiring eye at UTC. Wharton says he believes UTC can be a national contender as a mid-major with Woodruff.

“You don’t have to be a Power Five program to be successful in golf, you just need the necessary resources.”

Pepperdine Associate Head Coach Blaine Woodruff is taking the reins of the Chattanooga Mocs men’s golf program.

Woodruff played collegiately at South Carolina, where he was team MVP as a freshman in 2011.

He played in 25 career college tournaments, earning five top 20 finishes with a scoring average of 74.79. That included two U.S. Amateur qualifications in 2011 and 2012.

The native of Aкрworth, Georgia was a standout at Harrison High School, where he played with UTC alum J.T. Clendenin. He led the Hoyas to state titles in 2008 and 2010 and was Georgia PGA Player of the Year in 2005 and 2006.

Woodruff received an undergraduate degree in business in 2014 and a master’s degree in human resources in 2015.

He got his start in coaching at the University of Wisconsin in the spring of 2016 before moving to Pepperdine after the fall 2017 schedule with the Badgers.

UW’s ranking when he began was 168 and ended at 86. The Waves were No. 48 upon his arrival and reached No. 1 in the 2020 rankings.

Woodruff’s wife, Katie, is also in coaching. The duo met in Malibu, where she was Pepperdine’s assistant women’s coach. She just completed her third season at USC.

Source: UTC

Courts will have access to ongoing peer learning opportunities, a national evaluation led by Stout Rius Ross and intensive technical assistance provided by NCSC as they implement eviction diversion and court reform strategies that leverage legal aid and mediation services, housing and financial counseling, rental assistance programs and other community resources.

States benefiting from the grant program include Alaska, Indiana, Kansas, Michigan, Nevada, New York, Tennessee and Wisconsin, along with the District of Columbia.

Learn more at ncsc.org/eviction.

Source: National Center for State Courts

Page 3
City completes relocation of residents at 11th Street homeless encampment

The city of Chattanooga last week concluded a two-month process to relocate residents experiencing homelessness from an 11th Street encampment located next to a former active rail line. Following a site census in March, all residents were offered the choice of a referral to a new temporary sanctioned encampment or a referral to work toward permanent housing through Chattanooga Housing Authority. Those who declined housing were offered a new tent and relocation assistance.

The city’s Office of Homelessness and Supportive Housing has placed more than 35 homeless residents into permanent homes over the past two months. The new encampment had 15 residents as of June 1. The city anticipates admitting 60 residents by the end of summer.

The nonprofit Right Help Here is operating the encampment.

Office of Homelessness and Supportive Housing director Sam Wolfe says the department will continue to work to help vulnerable residents find an on-ramp from homelessness that works for them and

their families.

“The solution to homelessness is a home. Since its inception, our team has placed hundreds of residents into homes, and along with our partners at the Chattanooga Regional Homeless Coalition, we will continue to work towards their immediate needs and help them navigate the path to housing,”

The city notified the 140 residents who were camping next to the rail line of the May 31 move-out date two months ago.

Workers with the Office of Homelessness and Supportive Housing visited the encampment multiple times each week to ensure every resident had the opportunity to relocate safely.

Studies show a direct correlation between rising housing prices and rising homelessness, particularly when wages do not keep pace, the city notes in a news release.

Chattanooga Mayor Tim Kelly has directed the city to undertake several initiatives to increase the supply and affordability of housing in the city, which has seen rising demand for housing at a time when few units are available.

This year’s budget includes $33 million toward a $100 million affordable housing initiative intended to create and preserve thousands of homes over the next several years.

The city is also undergoing a top-to-bottom zoning code assessment to remove barriers to the creation of housing that Chattanooga residents can afford and has rolled out incentives for housing providers to rent to low-income families.

The city has also funded an eviction prevention initiative that has helped hundreds of Chattanooga residents, including more than 200 children, stay in their homes.

Beyond the creation of housing and the prevention of evictions, the city is working to expand workforce opportunities for residents through a number of job training initiatives.

The city’s EMPACT program provides Google IT certification to residents that will unlock their ability to gain a middle-class job. And the city’s funding for the Construction Academy in the former Mary Ann Garber school will allow hundreds of residents to receive skilled trades training.

Source: city of Chattanooga

50 Years Ago

News of the Week June 10

The Chattanooga Housing Authority has accepted the $500,000 offer of T.A. Lupton Jr., president of Stone Fort Land Co., for property in the Golden Gateway. He proposes to build a 10-story office building on property in the Golden Gateway. He proposes to build a 10-story office building which will approach $3 million to construct. The site is bounded by Chestnut, Seventh, Pine and Sixth streets.

Two 3-alarm fires within four hours Friday night and early Saturday morning, destroyed the First Centenary United Methodist Church sanctuary was but no report has yet been made on the in the process of being demolished. Both fires were investigated by the city arson experts, but no report has yet been made on the findings.

The cornerstone for the First Centenary United Methodist Church sanctuary was laid Sunday morning, June 4, in a special service at the McCallie Avenue church. Construction of the new sanctuary at McCallie Avenue and Houston Street, is expected to be completed by Christmas 1972. Cost of the structure estimated at $2 million.

The Tennessee Valley Lions Kidney Foundation has voted to purchase two additional kidney machines for patients undergoing treatment at Vanderbilt Hospital in Nashville. The foundation already has four of the six,000 machines in operations here.

A roadblock fund-raising drive at six area locations has been set for July 15 as part of the kidney machine purchase project.

The Department of Transportation has approved a $3,698,743 grant to the Chattanooga Area Regional Transportation Authority. This paves the way for CARTA to acquire bus lines here and establish a public transit system. The present transit operations in Chattanooga were scheduled to cease June 30.

The University of Chattanooga Foundation elected three prominent Chattachoogans as trustees of the Foundation at the annual meeting Tuesday. They are: Hough O. Macdall, president of President Life and Accident Company; Herbert L. Oakes, president of Dorsey Corporation and chairman of Dorsey’s subsidiary, Chattanooga Glass Company, both elected to three year terms, and Thomas A. Williams, attorney, who will succeed Earl A. Marler Jr., and the AUTC Alumni Council’s representative on the Foundation board.

Cost increases and dashed expectations have led to a jump in buyer fallout, Cochran adds.

“I was scheduled to show three houses at 5 o’clock tonight, but my client canceled because interest rates have gone up too much for her. She said she needs to

Cochran adds.
Good research is the key

Big initial step: Choosing the right real estate agent

Buying or selling a home is one of the largest financial decisions made in a lifetime. With rising interest rates, high home prices and inventory shortages, choosing the right real estate agent to list or purchase your new home right now is an even more daunting task.

Here are a few tips to help you find the perfect fit for you.

Ask for recommendations

If you have friends or family who have recently purchased or sold a home, check with them for an agent referral. Word-of-mouth continues to be one of the most popular and successful ways to find a good Realtor.

Be sure to ask if they would work with the agent again. Hiring a professional Realtor who is a friend or family member is also an option; however, it’s always wise to exercise caution when going to this route as it could jeopardize the relationship if things do not go as planned.

Research prospective agents

Do some background work on potential agents by checking them online. Start with their website, current or recent listings, social media profiles and reviews to get an idea of their professional background and personality.

Think about the characteristics you value most when reading reviews. For example, you might prioritize an agent who’s focused on the numbers. Or perhaps you prefer a Realtor who offers great customer service.

Browsing websites and listings will also give you insight into an agent’s experience with specific areas of town and types of homes.

Community involvement is another important trait to consider. Being a part of the Home Builders Association of Greater Chattanooga and other area organizations shows the agent has a large network of contacts with other agents and builders and other local industry professionals.

Interview your top choices

While it might add a little more time to the process, meeting with potential agents is important in avoiding later problems.

“When looking for a real estate agent to sell your current home or purchase your new home, it’s always a good idea to have a list of questions ready for prospective realtors,” shares Charlotte Mabry with Greater Downtown Keller Williams Realty.

“Take the time to ask the interview questions to make sure you have the right fit, check on their length of time as a Realtor and ask for a few recent client references. Our team is always happy to share references and answer any questions for new clients. We know how important this life decision is and we’re committed to making sure your goals are met every step of the way.”

To start your search in finding an experienced real estate agent to sell or purchase your home, visit the Home Builders Association of Greater Chattanooga’s member directory at: HBAGC.net.
SALES TO TAKE PLACE ON 2022-06-27
4137 Meadowood Drive, Hixson, 37343-2734

SALES TO TAKE PLACE ON 2022-06-26
6565 East Brainerd Road, Chattanooga, 37406

SALES TO TAKE PLACE ON 2022-06-30
11622 McQuee Road, Apison, 37302

SALES TO TAKE PLACE ON 2022-07-07
8164 Gip Gap Road, Chattanooga, 37421

SALES TO TAKE PLACE ON 2022-07-11
1421 North Smith Street, Chattanooga, 37405

SALES TO TAKE PLACE ON 2022-07-12
1714 Marydell Circle, Chattanooga, 37412

SALES TO TAKE PLACE ON 2022-07-21
6001 Agnes Avenue, Chattanooga, 37411

SALES TO TAKE PLACE ON 2022-07-24
309 Forest Avenue, Chattanooga, 37405

SALES TO TAKE PLACE ON 2022-07-27

SALES TO TAKE PLACE ON 2022-07-30

SALES TO TAKE PLACE ON 2022-08-03

SALES TO TAKE PLACE ON 2022-08-04

SALES TO TAKE PLACE ON 2022-08-07

SALES TO TAKE PLACE ON 2022-08-10

SALES TO TAKE PLACE ON 2022-08-12

SALES TO TAKE PLACE ON 2022-08-15

SALES TO TAKE PLACE ON 2022-08-17

SALES TO TAKE PLACE ON 2022-08-20

SALES TO TAKE PLACE ON 2022-08-23

SALES TO TAKE PLACE ON 2022-08-25

SALES TO TAKE PLACE ON 2022-08-27

SALES TO TAKE PLACE ON 2022-08-30

SALES TO TAKE PLACE ON 2022-09-02

SALES TO TAKE PLACE ON 2022-09-04

SALES TO TAKE PLACE ON 2022-09-07

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SALES TO TAKE PLACE ON 2022-09-30

SALES TO TAKE PLACE ON 2022-10-02

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SALES TO TAKE PLACE ON 2023-01-27

SALES TO TAKE PLACE ON 2023-01-30

SALES TO TAKE PLACE ON 2023-02-02

SALES TO TAKE PLACE ON 2023-02-04

SALES TO TAKE PLACE ON 2023-02-06

SALES TO TAKE PLACE ON 2023-02-08

SALES TO TAKE PLACE ON 2023-02-10
What was happening in the Southeastern states.

Twelve visitors from Cincinnati College of Law, from a scholarship to the University of Tennessee at Chattanooga and a local bank in the field of regulatory, including the Family, including DUIs. and in the area of criminal defense, including DUIs. and in the area of criminal defense, including DUIs.

Tom is a graduate of the Thomas is a graduate of the University of Tennessee College of Law, and in the area of criminal defense, including DUIs.

The city of Chattanooga, Hamilton County, Tennessee, 181.95 feet to the northwestern corner of the tract conveyed to the Trustees of Mount Nolo Missionary Baptist Church in Chattanooga, Tennessee, 37402. In said Register’s Office, thence 85 degrees 52 minutes East along the northern line of said church tract, 132 feet, more or less, to the point in the western line of Greenwood Road, thence northwesterly along the western line of Greenwood Road, 200 feet, more or less, to the point of beginning, subject to any existing conditions, restrictions, reservations or easements of record, and subject to any liens and subdivision ordinances or regulations in effect thereon. For prior deed reference see Book 2001, Page 114 in the Register’s Office of Hamilton County, Tennessee, 37402.

For prior deed reference see Book 2001, Page 114 in the Register’s Office of Hamilton County, Tennessee, 37402.
Curb inflation with 5 perks from credit card companies

By Melissa Lambarena

As prices on goods and services continue to rise because of inflation, scaling back expenses isn’t the only way to free up cash to cover essentials. Credit cards can feature valuable perks for new applicants, whether your goal is to pay off debt or save on costs. Even if you already have a card, you may be sitting on targeted offers, rewards or benefits that could make a difference. Here are some ways to maximize value from your credit card.

1. Introductory offers
   If you’ve got good credit (a FICO score of 690 or higher) and a big expense coming up, consider financing it with a credit card that offers a 0% intro annual percentage rate on purchases and a sign-up bonus. As long as you pay off the balance, you’ll save on interest charges and potentially recoup some of the cost of the purchase with that bonus.

   If you have good credit but want to pay off existing debt, a balance transfer credit card may lower costs. It allows you to transfer high-interest debt from another issuer and pay it off at a lower interest rate – ideally at a 0% APR for a period of time.

   “There is going to be a (balance transfer) fee, so you have to shop around a lot of times,” says Melissa Cox, a certified financial planner and adviser at Fetterman Investments, a Dallas-based financial planning firm.

   Aim for a fee of 3% of the transferred balance or lower. Compare that fee with the cost of long-term interest payments on your current card to determine which option saves more money. If the balance transfer makes sense, make a plan for it.

   “If you know that the transfer is going to be six months before the interest starts kicking in, you want to have a plan to get as much of that debt paid off in that six months,” Cox says.

   You can typically find promotional periods for balance transfers that run less than two years. And you may not need to apply for a new credit card to get such a deal; some card issuers provide targeted balance transfer offers to existing cardholders.

2. Buy now, pay later
   Some major credit card issuers offer discounts or rebates when you use a credit card to shop with specific merchants in categories like everyday purchases, gifts and travel. These one-time offers may be found in your account or email, and you normally have to “activate” them or add them to your card.

   You’ll snag more value if the eligible credit card also earns rewards on the purchased item. The plans don’t require a credit check, and you can generally still earn rewards on purchases if the card offers them.

3. Rewards on purchases
   A credit card that offers a rewards rate of 2% back on all purchases – or 3% or more back in specific categories – can help lessen the pain of rising prices.

   For instance, let’s say you spend $500 a month at a supermarket. One offer might pay you 5% back on groceries, so you’d net $25 back in rewards each billing cycle. That adds up during the course of a year.

   If your current credit card falls short on rewards for frequent spending categories like gas, dining out or groceries, consider one that better aligns with your spending.

4. Merchant-specific discounts
   Some major credit card issuers offer discounts or rebates when you use a credit card to shop with specific merchants in categories like everyday purchases, gifts and travel. These one-time offers may be found in your account or email, and you normally have to “activate” them or add them to your card.

   You’ll snag more value if the eligible credit card also earns rewards on the purchased item. The plans don’t require a credit check, and you can generally still earn rewards on purchases if the card offers them.

5. Benefits
   Money-saving benefits like cellphone insurance may be sitting in your wallet. You can get coverage for damaged or stolen devices up to a maximum amount when you use cards with this benefit to pay the monthly bill. There’s typically a small deductible, and terms usually apply.

   For Tony Florida – the primary account holder of his family cellphone plan – the savings from his credit card’s cellphone protection benefit add up. If he were paying his cellphone provider for protection, it could cost $14 or more per device monthly. Cellphone repairs could also be pricey. When his sister dropped her phone and broke it, he filed a claim using the benefit on his card, paid the deductible and got reimbursed.

   “They just gave me a statement credit for the estimated cost of the phone,” says Florida, who’s also a content creator of the YouTube channel Thrifty Tony. “It was like over $50 that they reimbursed us for.”

   The claims process is a bit clunky, according to Florida, but he says it’s still worth it since you’re not paying extra money for this benefit.

   If your card lacks this perk, it may have others. For instance, you might have price protection, which refunds the difference in price of an item found advertised at a lower price elsewhere. To find out which benefits your credit card offers, contact the issuer or log in to your account.

Melissa Lambarena is a writer at NerdWallet. Email: mlambarena@nerdwallet.com. Twitter: @lissalambarena.
Real Good Smokehouse has some work to do

By David Laprad

When Good Dog opened in Chattanooga, its name reinforced the enthusiastic word-of-mouth. If you wanted a delicious hot dog, you knew where to go.

Slipping a superlative into the name of your restaurant is a shrewd marketing tactic. If anyone is looking for a “good dog,” for example, a quick web search will yield the answer (or the phone number of a canine trainer).

More local restaurants should try this. For example, Urban Stack could become Good Burger to edge out Slick’s in the battle to be the city’s top burger joint.

Along these same lines, Ruth’s Chris could rebrand as “Five-star Steakhouse,” Totto could become “Super Duper Sushi” and Tata’s Grill could elevate its fame as “Fantastic, Awesome, Incredible Bosnian Cuisine.” (You could not place enough superlatives in front of Tata’s name, but that’s a topic for another article.)

This brings me to Real Good Smokehouse, a new establishment that aims to lure in ravenous patrons with a promise of quality meats. Located on Market Street in the former home of the shuttered Moe’s Original BBQ, Real Good Smokehouse has staked a claim as one of Chattanooga’s best smokehouses or barbecue pits – at least in name.

Of course, calling yourself Burger King yields the answer (or the phone number of a canine trainer).

A survey of the menu at Real Good Smokehouse suggests it’s at least a contender. Maybe it was because I skipped breakfast, or perhaps it was the really good photos, but everything looked delicious. (As a side note, I believe I just coined a clever name for a photography business.)

By “everything,” I mean the appetizers, sandwiches, platters and salads. If a smokehouse has disappointed you with a lack of options, that’s not going to be an issue at Real Good Smokehouse. From seafood, to sausages, to ribs, the restaurant caters to every taste.

When it came to the sandwiches, the Rich Girl caught my eye. Made of seasoned smoked shrimp, shredded iceberg lettuce, smoked tomatoes and a tallow is used in food preparation as well as in the production of margarine.

But the shredded white meat was balanced by a Southwestern-style sauce, possibly a chipotle mayonnaise, and a side of black beans. The meat was moist but had a slight kick.

When it came to the salads, I went with the Real Good Cole Slaw, dill pickle slices and barbecue sauce. I selected smoked pulled pork as my protein.

It seemed to be the thing to do. When a restaurant delivers on the basics, it likely excels from there. Plus, how could I pass up the “Real Good Cole Slaw”?

For my side, I picked the smokehouse beans from a list that also included tallow fried, baked mac-and-cheese and potato salad. (For the curious, Google tells me tallow is used in food preparation as well as in the production of margarine.)

But the shredded white meat was balanced by a Southwestern-style sauce, possibly a chipotle mayonnaise, and a side of black beans. The meat was moist but had a slight kick.

When it came to the sandwiches, the Rich Girl caught my eye. Made of seasoned smoked shrimp, shredded iceberg lettuce, smoked tomatoes and a tallow-based sauce, a butter-toasted lobster roll, it was tempting.

However, I settled on a classic: The Stack, which comes with a choice of meat on a butter-toasted bun and is topped with Real Good Cole Slaw, dill pickle slices and barbecue sauce. I selected smoked pulled pork as my protein.

I mentioned I’d skipped the most component – including the turkey (which did taste smoked). Granola prevailed over every other option. The salad I ate included far more lettuce, far less turkey and not enough egg or cheese to make an impact.

The ingredients were fresh but the granola prevailed over every other component – including the turkey (which did taste smoked).

Real Good Smokehouse is a casual dining establishment in which you place your order with a cashier and then take a seat and wait for your food to be brought to you. It was a relaxing way to spend lunch and I imagine would be just as laidback for dinner.

The restaurant, its website states, is the creation of Chattanooga-born Shannon Johnson, who grew up eating great barbecue that brought his family and community together.

It’s hard to not root for a local establishment – especially in light of the many chain restaurants that have planted their flag in Scenic City soil. So, even though I’d hoped for better, I’m looking forward to trying something else.

Maybe I’ll order the Rich Girl. Or the St. Louis Ribs platter. I skipped breakfast this morning and those photos look fantastic.
Rising rents hit low-income residents hardest

Not enough supply to meet growing demand

By Kathleen Carlson

The online listing for a two-bedroom, two-bath condo in the Green Hill neighborhood in Nashville went up on a Thursday, with plenty of color photos. It wouldn’t be available till September, and the owner was advertising in May, earlier than she usually did.

Two days later, Tamara Graham was packing her belongings and preparing to move from her apartment. She liked the one-bedroom, one-bath apartment unit with a balcony, a wood-burning fireplace and a large walk-in closet, and she had lived there for 14 years.

Monthly rent that started out at $624 in 2008 had gradually increased; that was to be expected. This spring, however, she learned that the price of another year’s lease was 50% higher rent.

“Hardin, 60 and on disability, was shocked. “I’m one of the lucky ones” because she can temporarily stay with family until she finds another place. “I do have that cushion.”

“People desperate for housing will go to extremes to find it,” she says, “and this experience taught us that it’s important for us to help make sure people know how to protect themselves.”

MDHA also is helping build apartments, adding 679 units since 2017. They include mixed-income developments, affordable housing developments and workforce developments.

Just last week, MDHA hosted a grand opening for its newest mixed-income development, the Randee Rogers Apartments at 1419 Rosa L. Parles Boulevard, close to Germantown, downtown Nashville and MetroCenter.

The 100 apartments include one-, two- and three-bedroom units and offer Whirlpool appliances, quartz countertops, walk-in closets, a fitness room, community room, parking garage and computer lab.

Half of the units are subsidized/affordable, according to an MDHA press release.

The apartments were built on land that MDHA already owned and had used as a training center. Using MDHA land helped hold down the cost of building the apartments, one way to foster development of affordable rental units. But the shortage takes time to remedy.

Meanwhile, people continue to move to Nashville.

Using information from the U.S. Census Bureau, the Nashville Area Chamber of Commerce estimates that from 2020 to 2021, the Nashville MSA (including Davidson and 13 surrounding counties) had a net in-migration of about 13,234 people, says Karl Houston, the Chamber’s vice president of marketing and communications.

That translates to about 36 people moving a day to the Nashville region for that time period, fewer than the number of people moving here over five years ago, but still a lot of transplants.

More than half of the newcomers came from the Chicago, Los Angeles and New York areas, Houston says.

Housing Coalition (NLIHC) says there’s no relief in sight and that the shortage of afforable rental units. But the shortage takes time to remedy.

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The Washington Post reported this spring that nationally rents rose at a record 11.3% last year, and they continued to rise in the first months of 2022. The Post used estimates from CoStar, a commercial real estate information company, that projected rents to rise by 6% nationwide in 2022.

Moreover, the National Low Income Housing Coalition (NLIHC) says there’s no state with enough affordable homes available for extremely low-income renters. There are more than 233,000 such households in Tennessee, NLIHC says, and a shortage of more than 127,000 affordable and available rentals.

The maximum annual income for an extremely low-income Tennessee family of four is $26,200. For every 100 extremely low-income households in Tennessee, there are 46 affordable and available rental homes, according to NLIHC. The gap between demand and supply is smallest in West Virginia, with 61 units per 100 households.

In Nashville, the Metropolitan Housing and Development Agency serves about 30,000 people in more than 13,000 families, MDHA Director of Communications Jamie Berry says. MDHA, established in 1938, also manages federally funded community development and homeless assistance programs on behalf of Metro government. To foster urban growth, the agency oversees 11 redevelopment districts that guide development through design and land-use zoning controls, a recent MDHA news release says.

“Our payment standards are based on fair market rents published by (HUD), and they aren’t always competitive with current Nashville market rents,” she says. “We also have landlords who have sold their units/properties because of the increase in property values.”

The online listing for a two-bedroom, two-bath condo in the Green Hill neighborhood in Nashville went up on a Thursday, with plenty of color photos. It wouldn’t be available till September, and the owner was advertising in May, earlier than she usually did.

Two days later, Tamara Graham was packing her belongings and preparing to move from her apartment. She liked the one-bedroom, one-bath apartment unit with a balcony, a wood-burning fireplace and a large walk-in closet, and she had lived there for 14 years.

Monthly rent that started out at $624 in 2008 had gradually increased; that was to be expected. This spring, however, she learned that the price of another year’s lease was 50% higher rent.

“Hardin, 60 and on disability, was shocked. “I’m one of the lucky ones” because she can temporarily stay with family until she finds another place. “I do have that cushion.”

“People desperate for housing will go to extremes to find it,” she says, “and this experience taught us that it’s important for us to help make sure people know how to protect themselves.”

MDHA also is helping build apartments, adding 679 units since 2017. They include mixed-income developments, affordable housing developments and workforce developments.

Just last week, MDHA hosted a grand opening for its newest mixed-income development, the Randee Rogers Apartments at 1419 Rosa L. Parles Boulevard, close to Germantown, downtown Nashville and MetroCenter.

The 100 apartments include one-, two- and three-bedroom units and offer Whirlpool appliances, quartz countertops, walk-in closets, a fitness room, community room, parking garage and computer lab.

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More than half of the newcomers came from the Chicago, Los Angeles and New York areas, Houston says.

Hardin, in Bellevue, says, “I’m one of the lucky ones” because she can temporarily stay with family until she finds another place. “I do have that cushion.”

But the rent increase has brought stress and mental anguish, she says. She has considered living pretty much anywhere from the Kentucky state line to the border with Alabama, but says she needs to stay near Bellevue to help care for her elderly mother.

Graham, the small investor who had 50 people respond to an ad for the two-bedroom condo, focused on potential renters and chose one. Then, someone else called to ask if she was the owner (yes) and if she was advertising on Facebook (no).

Someone had appropriated all the photographs she had originally posted, along with the address and other information, and asked for a $1,350 deposit on a condo they didn’t own. Graham immediately notified Facebook, which removed the ad.

Her online ad now states the property is not available through specific sites and to beware of scammers.

“People desperate for housing will go to great lengths to find it,” she says, “and this experience taught us that it’s important for us to help make sure people know how to protect themselves.”
Commercial real estate continues to look up

Real estate is much more than single-family homes. From multifamily, mixed-use and hospitality to office, industrial and retail, commercial real estate touches all aspects of a community.

And while it might seem like a foreign idea now, commercial real estate really took a hit in 2020 and only started to recover in 2021.

Let’s take a look at where this sector was and the hopeful signs of where it’s going.

The National Association of Realtors’ Commercial Real Estate Metro Market Report for the first quarter of 2022 shows the greater Chattanooga’s market is stronger than the overall U.S. market. The NAR’s research identified 16 markets as the hottest in commercial real estate in the first quarter. While Chattanooga wasn’t in the top 16, our neighbors in Nashville and Atlanta were, and being located between these two means our commercial market is recovering and thriving, as well.

The research included 25 variables that reflect a metro area’s economic conditions, demographics and employment. Considerations included job growth, wage increases and population growth, as well as market conditions on vacancy rates, absorption, rent growth and cap rates.

An index of greater than 50 means market conditions are stronger than nationally, while an index less than 50 means local market conditions are weaker than nationally. Greater Chattanooga scored a 56 on this index.

There are hopeful signs for commercial real estate throughout the country. Brandon Hardin, an NAR research economist, reported that retail is

From agent to managing broker

O’Neil-McRoy steps up after declining role

By David Laprad

Dawn O’Neil-McRoy answers her phone and then immediately asks for a reprieve.

It’s her first day as the new managing broker at RE/MAX Renaissance Realtors in Hixson and she just arrived at work, home-baked blueberry muffins in tow.

“I have a lot of paperwork to do,” she pleads. “And I need to figure out what I’m doing.”

With that, O’Neil-McRoy says goodbye. When she returns the call that afternoon, she sounds more relaxed.

“The muffins were a hit,” she reports. “Now I’m writing notes to all of my agents asking if there’s anything they need. I want to give them the personal touch and let them know I care. With all the craziness going on in the world, people just want to know you’re there for them.”

O’Neil-McRoy brings more than baked goods to the office on this first day of a new chapter in her 17-year career in real estate. Her skillset also includes, for example, a flair for grassroots marketing that boosted her annual sales to $7 million when she was an agent at RE/MAX Properties (a sister company that resides under the same ownership as her new brokerage).

One year, O’Neil-McRoy placed about 50 Easter egg dye kits on the porches of people who had done transactions with her, and when a former client lost a pet on another occasion, she mailed them a sympathy card. In each case, she married her efforts to promote her business with her trademark personal touch.

“People want to know they matter to you,” she said in a 2021 interview with the Hamilton County Herald. “So, I try to love on the folks who have supported my business all these years and be there for them in their times of need.”

O’Neil-McRoy also brings a history of leadership to her new role — although this seems to come as a surprise to her. From spearheading a Parent Teacher Association, to serving as a Girl Scouts troop leader, to becoming the children’s ministry director at the church she attends, O’Neil-McRoy has either sought out or naturally risen into many positions of leadership.

“I hadn’t thought about that,” she says. “Maybe I’m a control freak.”

As she frets over the question if whether
Urban Story Ventures sells partial footprint at Midtown Office Park

Southeast real estate development group Urban Story Ventures has sold nearly 280,000 square feet of single-level office buildings at Midtown Office Park to Greenleaf Capital. The sale was finalized earlier this month.

“Our leasing team has leased over 110,000 square feet of office space throughout the Midtown Office Park in the last year – and we’re near capacity,” says Jimmy White, general partner and president of Urban Story Ventures. “This sale will allow us to focus on adding value to projects through development and revitalization.”

Urban Story Ventures will continue providing property management, maintenance, leasing, landscaping and billing services for the multilevel buildings they own at the Midtown Office Park, including Osborne, Franklin and Uptain. These commercial spaces are home to a variety of businesses and organizations in transportation and logistics, government, financial, legal, medical and other professional services.

Urban Story Ventures continues to make strides at the Bend, a 112-acre development between Riverfront Parkway and the Tennessee River in downtown Chattanooga. With most of its commercial properties at full capacity, the owners are focused on new developments throughout the Southeast.

Greenleaf is based in Georgia and has a portfolio of commercial office space, multifamily communities and retail properties.

Sources: Urban Story Ventures; Greenleaf Capital

PUBLIC NOTICES

OTHER INTERESTED PARTIES: ESTATE OF SABRINA ALICIA DOUGLAS; ESTATE OF TERRY LAVERN DOUGLAS; HEIRS & DEVISEES OF SABRINA ALICIA DOUGLAS; HEIRS & DEVISEES OF TERRY LAVERN DOUGLAS. 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 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. Trustee File No. 2022-00001-TN.

Western Progressive - Tennessee, Inc., Substitute Trustee Corporation Service Company, Registered Agent 2908 Poston Ave Nashville, TN 37203-1312


May 27, June 3, 10, 2022 Frr22540

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 March 21, 2013, executed by OLIN LANDIS HOWIE AKA OLIN HOWIE, MARTHA HOWIE, conveying certain real property therein described to STEWART TITLE GUARANTY, as Trustee, as same appears of record in the Register’s Office of Hamilton County, Tennessee recorded March 22, 2013, in Deed Book GI 9904, Page 335; and WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to NewRez LLC d/b/a Shellpoint Mortgage Servicing 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 Hamilton 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 July 7, 2022 at 11:00 A.M. at the West Door of the Hamilton County Courthouse, 625 Georgia Avenue, Chattanooga, TN 37402, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in Hamilton County, Tennessee, to wit:

LOT FOUR HUNDRED FIFTY-EIGHT (458), BLOCK THIRTY-NINE (39), EAST LAKE, MISSION RIDGE LAND COMPANY’S SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 2, PAGE 25, IN THE REGISTER’S OFFICE OF HAMILTON COUNTY, TENNESSEE. Parcel ID: 156O-N-010

PROPERTY ADDRESS: The street address of the property is believed to be 3020 13TH AVE, CHATTANOOGA, TN 37407. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

CURRENT OWNERS: ESTATE AND/OR HEIRS AT LAW OF MARTHA HOWIE, ESTATE AND/OR HEIRS AT LAW OF OLIN LANDIS HOWIE A/K/A OLIN HOWIE, ANNIE MAE HOWIE

OTHER INTERESTED PARTIES: THE CITY OF CHATTANOOGA, TENNESSEE, CHATTANOOGA NEIGHBORHOOD ENTERPRISE, INC.

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 future filing.

LOVE THY NEIGHBORHOOD.
HELP PREVENT WILDFIRES.
Foreclosure Notices
Continued from page 13
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. At right and equitable de- rection, 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 119 S. Main Street, Suite 500 Memphis, TN 38103
riislaw.com/property-listing
Tel: (877) 831-0992
Fax: (470) 508-9401
May 27, June 3, 2022
Fr12545

SUBSTITUTE TRUSTEE’S NOTICE OF SALE
Sale at public auction will be on June 21, 2022, at or about 12:00 PM, local time, at the west door of the Hamilton County Courthouse, 625 Georgia Avenue, Chattanooga, TN 37402, pursuant to the Deed of Trust executed by Cecil Bab and Jonan S. Bab, to Arnold M. Weiss, Attorney, as Trustee for America’s Wholesale Lender dated May 25, 2000, and recorded on June 1, 2000, in Book GI 5608, Page 354, Instrument No. 2000061000094, and modified on June 26, 2013, in Book GI 10104, Page 1, Instrument No. 20130726000179, and recorded by Owens’s Affidavit recorded on May 4, 2020 in Book GI 11889, Page 449 as Instrument No. 2020050400177 in the Register’s Office for Hamilton County, Tennessee (“Deed of Trust”), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Hamilton 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.

Jo Ann Ellis, Trustee, as Trustee, as Substitute Trustee. This sale may be rescinded by the Substitute Trustee at any time.

This is an ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Padgett Law Group, Substitute Trustee 6267 Old Water Oak Road, Suite 203 Tallassee, FL 32332
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
PUG 13-018847-6
May 27, June 3, 2022
Fr12547

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 December 5, 2014, executed by John L. Smith, Sandra K. Smith, conveying certain real property therein described to NIKKI MCKNIGHT, as Trustee, as Substitute Trustee, as

On any given day in America, an average of 63 of our mothers, brothers, partners, and friends are taken from us by gun suicide. But tomorrow’s deaths could be prevented. Give your loved ones a second chance at life. Store your guns safely: locked, unloaded, and away from ammo.
The following real estate located in Hamilton County, Tennessee, more specifically described as:

**Tract 1:**

- **in the Third Civil District of Hamilton County, Tennessee:**
- **Lying one Mile West of Bakewell and further described as follows:**
  - Beginning at an iron pin located on the East side of the Bakewell Mountain Road; thence in a Northeast course as far as the west side of the property, and being more particularly described as:
    - **Laying one Mile West of Bakewell and further described as follows:**
      - Beginning at an iron pin located on the East side of the Bakewell Mountain Road; thence in a Northeast course as far as the west side of the property, and being more particularly described as:
limited to, the failure to make payments when due. The obligations remaining in default, this sale will be made for the purpose of applying the proceeds to the payment of the obligations secured by the Deed to Trust, accrued interest and expenses of the sale and all other payments provided for under the Deed of Trust, if any, to be collected by attorneys’ fees. Notice having been given as provided by law, and the remedies herein, if any, shall be provided as allowed by law.

The Property will be sold as the property of Ryan S. W. and Elizabeth Brown, as is, where is, without representations or warranties of any kind, subject to all matters shown on any recorded documents, and subject to, but not limited to, all restrictions, reservations, easements, and encumbrances of record, and subject to all matters shown on any recorded documents, and subject to all matters shown on any recorded documents.

The Property will be sold as the property of Ryan S. W. and Elizabeth Brown, as is, where is, without representations or warranties of any kind, subject to all matters shown on any recorded documents, and subject to, but not limited to, all restrictions, reservations, easements, and encumbrances of record, and subject to all matters shown on any recorded documents, and subject to all matters shown on any recorded documents.
JUNE 10, 2022

Release

The Regional Planning Agency three business days in advance of the meeting and staff will be glad to work with you in obliterating any reasonable request. The RPA may be reached at (423) 643-9002.

June 10, 2022 Mrr22561

Meeting Locations:

1. The Hamilton County Board of Commissioners will meet to conduct general business at a time and place previously announced during a regular meeting of said Board of Commissioners. Meetings will be held on the 1st and 3rd Mondays of each month or immediately following said meetings.

W.F. (Bill) Knowles

County Clerk

June 10, 2022 Mrr22563

STATEWIDE CLASSIFIED ADS

Reaching more than 799,000 Readers Every Week!

For placement information, contact this newspaper’s classified advertising department.

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GET THE WORD OUT about your next auction! Save Time & $$$! One Call Fixes it! Your ad can reach 100,000+ newspaper + 102 other TN newspapers. For more info, contact this newspaper’s classified dept. or call Becky Poat at 931-624-8916.

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Public Notices

PUBLIC NOTICE OF MEETING OF THE BOARD OF DIRECTORS OF THE STADIUM CORPORATION Pursuant to the provisions of the Tennessee Open Meeting Law, notice is hereby given that on Tuesday, June 21, 2022 at 11:30am the Stadium Corporation Board of Directors will hold a meeting in the Charger’s Skyboxes 352 at Finley Stadium, 1826 Carter Street, Chattanooga, TN 37404 for the purpose of conducting such general business as may be before the meeting.

June 10, 2022 Mrr22566

PUBLIC NOTICE

The following vehicles will be up for auction on or after 6/23/2022 at 10:00 AM from the Hamilton County TN area KC Towing 4518 Dove Ave 1989 Chevy 1GDCC14K62729348 1994 Mercedes Benz 2002 Honda RHR692562H552582 2002 Ford 1AFA3F42LW347731 2012 HAA7L143T25270310 1989 Infiniti JU CA22AWFL704835X Fa Auto 4106 A Ten Ave 2007 Honda JMFAM27S7507431 2011 BMWWBAYR05DSCPF4971RIK&R Auto 1757 East 34th St 1972 Mercury 2F94H50106 10 June 2022 Mrr22569

PUBLIC MEETING

The Chattanooga- Hamilton County Planning Agency will be holding a Work Ses- sion on zoning and planing-related items. This meeting will include presentations on and discussion about proposed City of Chattanooga rezoning amendment and processes changes. The purpose of this meeting is to give interested parties and the public the opportunity to learn about and give input on the pending or special permit cases or subdivision plans. This meeting will be held in person on Tuesday, June 21st from 1:00 pm to 5:00 pm in the 1st Floor Conference Room (Room 1A) of the Development Resource Center, 1250 Market Street, Chattanooga, TN 37402. For a reasonable accommodation request or if you require language assistance, please notify

Larry L. Hendrix Circuit Court Clerk C. Smith Deputy Clerk

County Clerk

June 10, 2022 Mrr2256

NOTICE OF PUBLIC SALES

the vehicle(s) will be auctioned by Chattanooga Area Towing, LLC at 4518 Dove Ave, Chattanooga, TN 37404 on June 28th/2022 at 11:00 AM for up to 2 hour storage covering public sale of the vehicle(s). The vehicle(s) will be advertised by ANSELMO VARGAS GARCIA and the sale will be held in the Circuit Court, Hamilton County, Tennessee, without ANSELMO VARGAS GARCIA presence. This 25th day of May, 2022.

Larry L. Hendrix Circuit Court Clerk C. Smith Deputy Clerk

County Clerk

June 10, 2022 Mrr2256

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Larry L. Hendrix Circuit Court Clerk C. Smith Deputy Clerk

County Clerk

June 10, 2022 Mrr2256
The guy on the opposing side is many times your weight and more than twice your girth. He’s not happy, either. He’s snorting and puffing and pacing, eyes wild, and might lash out at any minute. Thing is, you have to work with this guy, so there’s gotta be a way to get him on your side. “Think Like a Horse” by Grant Golliher will help you learn how to make him your partner.

When Wyoming rancher and horseman Grant Golliher brings corporate clients to his historic Diamond Cross Ranch for team-building experiences, execs are often amazed that he can take a horse from terrified to saddle-worthy in a surprisingly short time. During that process, as they stand aside to watch, Golliher teaches corporate teams that getting cooperation from an equine is a lot like getting it from a human.

People and horses need many of the same things to succeed, he says: “… trust, patience, firmness, kindness and respect” are essential, no matter how many legs your “friends” stand on. And “if you don’t believe in a horse — or a person, for that matter — you shouldn’t be working with him in the first place.”

Golliher says the best way to deal with human and horse is by “trying to put yourself inside the experience of another.” Know what they dislike, what motivates them and what makes them comfortable enough to trust. If you’re surprised by their actions, you weren’t paying enough attention.

“Be as soft as you can,” says Golliher, “but be as firm as necessary.” Don’t tolerate attitude, but discipline with love. Give credit to someone who’s trying and praise the “smallest change.” Don’t ask questions if you don’t really want the answer. Learn what T-R-U-S-T stands for, then work to get it and keep it. Never be afraid to “move your feet.”

Set clear boundaries and expectations. “Make the right thing easy and the wrong thing difficult,” Golliher says, and then let them have “the freedom to choose.”

The first time you run through “Think Like a Horse,” you might believe the book is little more than the reminiscences of a cowboy, but that should spur you to run through it again, because there’s a lot more to this book than just horseshit.

It is true that author Grant Golliher writes primarily about horses here and that, in itself, is very entertaining, in the way that an old-time western or a weekend ride can make you smile. There’s an easy feel to that and it somewhat cloaks the advice, leaving behind lessons that you may not initially realize you’ve learned. Then again, it’s not all happy trails: readers who are looking specifically for help getting the most out of life with co-workers, employees, children, neighbors or students will quickly see that they’re in the right arena. And so, if your relationships are anything less than stable, read “Think Like a Horse” and then trot out what you’ve gleaned. Learn from its methods and let its stories rope you in.

Terri Schlichenmeyer’s reviews of business books are read in more than 260 publications in the U.S. and Canada.

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**Super Crossword puzzle solution for this week:**

**LUCKY COMPLEMENT**

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2. Poet
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Electric SUV comparison: Hyundai Ioniq 5 vs. Kia EV6

By Miles Branman | Edmunds

Seemingly overnight, the all-electric small SUV segment has exploded with options from both startup companies and established automotive players. Two of the most promising new models come from sister brands Hyundai and Kia.

The Hyundai Ioniq 5 flaunts a retro-futuristic design in a spacious, fast-charging form, while the Kia EV6 wears a sleek, future-facing look to match its excellent performance. Prospective buyers are likely to consider both since they’re very similar underneath the sheetmetal.

But are there enough differences to make one stand out over the other? Edmunds’ experts compared them to find out.

Range, charging times

Though the EV6 and Ioniq 5 share the same powertrains and battery technology, range figures do vary. Hyundai and Kia both offer their EVs in three trims with two battery packs.

In entry-level SE trim, the Ioniq 5 uses a standard battery pack and single electric motor for an EPA-estimated range of 220 miles on a full charge. Kia’s EV6 Light trim uses the same pairing to deliver 232 miles.

The longest-range Ioniq 5 and EV6 use a higher-capacity battery and rear-wheel-drive motor to exceed 300 miles. Both models have a high-capacity battery and rear-wheel-drive motor, so they have a higher range.

Range figures do vary. Hyundai and Kia make their EVs with a high-capacity battery and rear-wheel-drive motor, so they have a higher range.

Performance

In entry-level SE trim, the Ioniq 5 uses a single 168-horsepower electric motor to power the rear wheels. Kia’s EV6 Light trim uses the same pairing to deliver 167 horsepower. In dual-motor and all-wheel-drive form, both the Ioniq 5 and EV6 produce 320 horsepower and sprint to 60 mph in an impressively quick 4.7 seconds in Edmunds’ testing.

It’s a tie so far, but there is a difference between how these EVs feel. If you want a fun-to-drive EV SUV, Kia’s EV6 is the way to go. It delivers more passenger and cargo volume. It also rides softer and filters road imperfections more effectively than the Kia, which is more susceptible to roughly riding over bumps and potholes.

Winner: EV6

Styling, comfort

Proportionally, the Kia EV6 and Hyundai Ioniq 5 are nearly identical, but their design strategies vary substantially. Hyundai gives the Ioniq 5 a distinctive 1980s hatchback retro vibe, with 8-bit pixel-shaped lights and edgy panels. Kia styles the EV6 in visual agility, with curvaceous bodywork and contemporary light signatures.

We appreciate both aesthetics, but it’s a bigger question whether the Ioniq 5 design will age gracefully.

Inside, the Ioniq 5 shows fresh styling to match its quirky exterior. The front seats are available with heating and ventilation, and the sliding center console expands storage options.

The EV6’s cabin has a slick, sporty ambiance that will feel more familiar to first-time EV owners. The front seats are also available with heating and ventilation. It also rides softer and filters road imperfections more effectively than the Kia, which is more susceptible to roughly riding over bumps and potholes.

Winner: Ioniq 5

Value, warranty

Hyundai’s Ioniq 5 starts at $45,245 in SE trim with the smaller battery pack. A loaded dual-motor all-wheel-drive Limited variant stickers for $56,245. These prices exclude a $7,500 federal tax credit.

Kia’s EV6 base Light trim has a starting price of $42,115, while the range-topping GT-Line AWD retails for $57,175. These bookend figures, and each trim in between, can be offset by a $7,500 tax credit.

Both EVs are covered by a five-year/60,000-mile new car warranty, roadside coverage with unlimited miles, and a 10-year/100,000-mile battery warranty. And overall, you’re getting similar amounts of standard and optional features.

Winner: Tie

Edmunds says

The 2022 Kia EV6 peppers an excellent EV platform with sporty flavor, but Hyundai’s Ioniq 5 bundles similar stats with a more comfortable drive and a roomier cabin. Between these electric SUV siblings, we’d choose the Hyundai.

Miles Branman is a contributor at Edmunds and is on Twitter

>> COCHRAN From page 5

abruptly steers her thoughts back to real estate.

“I’m glad Keller Williams taught me how to build my business. And I’m glad for the years of experience I have selling homes. These things are allowing me to not just survive in this market but thrive.”

People would understand if Cochran chose to temporarily draw back from her business and the other public aspects of her life while she and her husband finalized their split and she then recovers. But just like Cochran doubles down when one of her buyers gets frustrating news, she’s pressing forward with her characteristic pluck.

Her business is growing with the addition of a new team member and she continues to coach other Keller Williams agents one-on-one and teach real estate classes for the company throughout the Southeast.

Cochran also just awarded her annual Busy Bekah Scholarship to another college-bound McMinn County High School senior.

She also reads her Bible every morning and volunteers at a local school.

“I’m trying to continue to show up and not be a walking ball of stress.”

If Cochran does begin to feel herself buckling in the fast winds and electric fury that surround her, she looks beyond the dark clouds and scattered debris to where a rainbow stands as a promise of peace and prosperity.

“I have no idea what tomorrow looks like but I pray for the Holy Spirit to lead me and I know God is carrying me through this day by day. It’s no coincidence I’m seeing rainbows.”

Marketplace

Plastic Omnium Auto Exteriors LLC in Chattanooga, TN seeks a Program Manager to ensure project and total development budget is in accordance with customer statement of work and project scope. The position manages 5 direct supports.

The position requires up to 15% domestic travel. Teleworking is acceptable within a reasonable commuting distance of the Chattanooga, TN location.

Send resume to Bridgette Hart, HRIS and Compliance Leader, at 2710 Billingham Drive, Suite 400, Troy, MI 48083 or via email at Bridgette.hart@plastic omnium.com.

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Focus flips to Super Regional with hot Vols hosting Irish

By Rhiannon Potkey

Controversy, comebacks, middle fingers and a lot of runs.

Tennessee baseball’s opening weekend of the NCAA tournament featured a little bit of everything.

The top-seeded Vols went 3-0 to win their regional at Lindsey Nelson Stadium, staging comebacks and getting strong relief pitching in their final two games to advance to the Super Regional for the second straight season.

Tennessee (56-7) will host Notre Dame (38-14) in a three-game series this weekend for a shot to return to the College World Series in Omaha. The Fighting Irish emerged from the Statesboro Regional after host Georgia Southern was eliminated early.

The Vols set a program record for wins in a season over the weekend and had to erase back-to-back four-run deficits against Campbell and Georgia Tech in the regional to advance. They exploded for a six-run ninth inning to beat the Yellow Jackets 9-6 in the clincher Sunday.

“I think the regional was what it was supposed to be—a bunch of teams with really good offenses,” says UT head coach Tony Vitello. “Our team was challenged to the fullest. It’ll make us better.”

In Corvallis, Oregon, Vanderbilt was eliminated by No. 3 Oregon State 7-6 in the clincher Sunday.

Before the first pitch was even thrown in Knoxville, the action on the field became largely overshadowed by a controversy off the field.

Catcher Evan Russell wasn’t in the lineup for Tennessee’s regional opener. Vitello told reporters after the game that Russell was sick, but the speculation from outsiders had already started running wild.

ESPN announcer Troy Eklund broadcast a false report that Russell was suspended from the tournament for using performance-enhancing drugs. Eklund, a former Arkansas baseball player, made the unsubstantiated claim during Friday’s broadcast of an Oklahoma State-Missouri State game.

Tennessee vehemently denied the report and demanded an apology from ESPN, which Eklund eventually issued Saturday.

Russell’s father provided the real reason for his son’s absence, saying in a social media post that Russell has “been dealing with anxiety, stress and pressure.” Russell was back in uniform for the final two games, and fans chanted his name Sunday.

Although Tennessee didn’t dominate from start to finish in every game of the regional, the Vols were pleased with their response.

They received impressive relief performances from Kirby Connell and Will Mabrey. Connell gave up three hits and two runs in 4.0 innings to earn the win over Campbell and Mabrey didn’t allow a run in 3.3 innings while striking out five against Georgia Tech.

“I don’t think we fear many people,” says Jordan Beck, who drove in the game-winning RBIs against Georgia Tech on Sunday. “Even when we’re down, it just gives us motivation. The games are more fun when they’re close, and it brings the competitiveness out of us.”

Beck caused a stir of his own after his big hit. As he rounded first, Beck appeared to flip his middle finger in the direction of the Georgia Tech outfielders.

“I was super excited,” Beck says. “I had a little bit of a blackout moment. I was just happy I hit a flush barrel. I didn’t know if it was getting over the guy’s head or not.”

The Vols provided the entertainment and drama while playing in front of more sellout crowds for all three regional games.

Tennessee baseball has been the hottest sports ticket in the city for the last two years, and the athletic department wants to upgrade the experience.

Before the regional started last week, Tennessee Athletics revealed renovation plans for the stadium.

UT released renderings of the potential renovations that include expanded seating, wider concourses, new premium sections as well as more concession stands and restrooms.

The changes will not be made before the 2023 season, and total capacity for the stadium has not been set.

The university is seeking feedback from fans about what type of seating options they would want to purchase and which renovations should be prioritized.

“My phone was blowing up and I think everyone is very impressed,” Vitello says. “It’s hard to get into the exact details right now of ‘What’s this road going to be called?’ but just to see the grand scale of it lets people know how serious everyone around here is in investing in baseball.”

Vitello received another message on his phone after UT beat Georgia Tech and advanced to the Super Regional.

“I’m gonna go humblebrag. I’m just gonna throw it out there. The only reason I know we’re playing Notre Dame is one text message, and that was from Peyton Manning,” Vitello says. “So thank you for sending it. Peyton, I’m not gonna say thank you for letting us know who we’re playing.”

Although Vitello wasn’t happy with the mistakes the Vols made during regional play, he was pleased they found a way to keep winning. He knows that resiliency will be needed the deeper they go in the tournament.

“It’s survive-and-advance time of the year, and that’s what these guys did,” he says. “I think there’s a little something to this group where if there’s something that goes wrong, they kind of rally around each other. I’m fortunate to be a part of it.”

Notre Dame at UT
6 p.m. Friday, ESPN2
2 p.m. Saturday, ESPN
TBD Sunday, if necessary
All times EDT