

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, Shaliyah Moreland, A Single Woman by Deed of Trust (the "Deed of Trust"), dated 10/24/2023 and of record in Deed Book 2333, Page(s) 308-333, and/or as Instrument Number 1441459, in Register's Office of Montgomery County, Tennessee, conveyed to City Title, LLC, Trustee, the hereinafter 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 CMG Mortgage, Inc. DBA CMG Home Loans, and subsequently assigned to Freedom Mortgage Corporation, and

WHEREAS, Nestor Solutions of Tennessee, LLC has been duly appointed Substitute Trustee by the owner and holder of the Note by instrument recorded in Deed Book 2477, Page(s) 3697-3699 and/or as Instrument Number 1533205 in Register's Office of Montgomery County, Tennessee; and

WHEREAS, default has been made in the payment of the Note; and

WHEREAS, the owner and holder of the Note has demanded that the hereinafter described 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. The notice requirements of T.C.A. §35-5-101 and 35-5-104 have been satisfied.

NOW, THEREFORE, notice is hereby given that an agent of Nestor Solutions of Tennessee, LLC, Substitute Trustee, pursuant to the power, duty, and authority vested in and conferred by the Deed of Trust, will proceed to sell the below-mentioned property on **4/1/2026, at 11:00 AM at the Outside the East Door of the Montgomery County Courthouse, 1 Millenium Plaza, Clarksville, TN 37040**, 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 Montgomery County, Tennessee, described as follows:

LAND IN THE THIRD CIVIL DISTRICT OF MONTGOMERY COUNTY, TENNESSEE, BEING LOT NO. 19, ON THE PLAN OF CUNNINGHAM PLACE SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 11, PAGE 130, PLAT 126, IN THE REGISTER'S OFFICE FOR MONTGOMERY COUNTY, TENNESSEE AND BEING FURTHER DESCRIBED ACCORDING TO SURVEY OF BEN ROBERT WEAKLEY, TENNESSEE NO. 1457 OF WEAKLEY BROTHERS, 2121 OLD ASHLAND CITY ROAD, CLARKSVILLE, TENNESSEE 37040, DATED OCTOBER 22, 1992, AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED IN THE EASTERN RIGHT OF WAY MARGIN OF CUNNINGHAM PLACE, A 50-FOOT RIGHT OF WAY, SAID IRON PIN BEING THE NORTHWESTERN CORNER OF THE PROPERTY HEREIN CONVEYED AND THE SOUTHWESTERN CORNER OF LOT 20; THENCE WITH THE SOUTHERN LINE OF LOT 20 NORTH 83 DEGREES 28 MINUTES 48 SECONDS EAST 121.07 FEET TO AN IRON PIN; THENCE WITH THE WESTERN LINE OF MINGLEWOOD ACRES SECTION A, SOUTH 02 DEGREES 06 MINUTES 21 SECONDS WEST 84.93 FEET TO AN IRON PIN; THENCE WITH THE NORTHERN LINE OF LOT 21 SOUTH 85 DEGREES 42 MINUTES 36 SECONDS WEST 88.88 FEET TO AN IRON PIN IN THE EASTERN RIGHT OF WAY MARGIN OF CUNNINGHAM PLACE; THENCE WITH SAID EASTERN RIGHT OF WAY MARGIN OF CUNNINGHAM PLACE ON A CURVE HAVING A DELTA OF 31 DEGREES 31 MINUTES 20 SECONDS, A RADIUS OF 152.50 FEET, A TANGENT OF 43.04 FEET, FOR A LENGTH OF 83.90 FEET TO THE POINT OF BEGINNING.

The street address of the above-described property is believed to be **136 CUNNINGHAM PL, CLARKSVILLE, TN 37042**, but if such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

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

Owner of Property: Shaliyah Moreland

The sale is subject to occupant(s) rights in possession of the premises.

All right of equity of redemption, statutory and otherwise, and homestead are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

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 record against the grantor, the grantee or the trustee.

NOTICE TO BIDDERS: Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5.

Internet Posting Website: <https://tennesseepostings.com/>

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