

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, TABITHA STARCHER, A SINGLE PERSON by Deed of Trust (the "Deed of Trust"), dated 7/31/2017 and of record in Deed Book 590A, Page(s) 1994-2005, and/or as Instrument Number 17006452, in Register's Office of Greene County, Tennessee, conveyed to Gordon Foster, 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 Mortgage Lenders of America, LLC, 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 772A, Page(s) 1963-1965 and/or as Instrument Number 26006271 in Register's Office of Greene 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 **8/18/2026, at 2:00 PM at the Front Door of the Greene County Courthouse, 101 South Main Street, Greeneville, TN 37743**, 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 Greene County, Tennessee, described as follows:

SITUATE IN THE 13TH CIVIL DISTRICT OF GREENE COUNTY, TENNESSEE, AND BEING LOT NO. 13R OF A SURVEY TITLED "REDIVISION OF LOT 13 OF OLD MILL ESTATE AND LOT 14, BLOCK D, OF RUSTIC ACRES" WHICH APPEARS OF RECORD IN PLAT CABINET F, SLIDE 1, IN THE REGISTER'S OFFICE FOR GREENE COUNTY, TENNESSEE, TO WHICH FURTHER REFERENCE IS HEREBY MADE AND INCORPORATED HEREIN.

THIS REALTY IS FURTHER CONVEYED SUBJECT TO THE RESTRICTION THAT SINGLE WIDE MOBILE HOMES ARE NOT PERMITTED.

DESCRIPTION TAKEN FROM PREVIOUS DEED.

BEING THE SAME PROPERTY CONVEYED TO THIRD BASE INVESTMENTS, LLC, BY SPECIAL WARRANTY DEED OF PENNYMAC LOAN SERVICES, LLC, DATED MARCH 23, 2017, OF RECORD IN BOOK 585A, PAGE 2274, IN THE REGISTER'S OFFICE FOR GREENE COUNTY, TENNESSEE.

AND BEING THE SAME PROPERTY CONVEYED TO TABITHA STARCHER, A SINGLE PERSON BY WARRANTY DEED OF THIRD BASE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED JULY 31, 2017, OF RECORD IN BOOK 590A, PAGE 1992, IN THE REGISTER'S OFFICE FOR GREENE COUNTY, TENNESSEE.

TAX ID: 099N-F-001.00

The street address of the above-described property is believed to be **96 MEADOW LN, GREENEVILLE, TN 37745**, 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: TABITHA STARCHER

Secretary of Housing and Urban Development, Deed of Trust Book 692A, Page(s) 930-936 and/or Instrument # 22010497

Secretary of Housing and Urban Development, Deed of Trust Book 719A, Page(s) 1255-1261 and/or Instrument # 24001317

Secretary of Housing and Urban Development, Deed of Trust Book 738A, Page(s) 2144-2150 and/or Instrument # 25000486

Midland Credit Management, Inc, Deed of Trust Book 729A, Page(s) 1268-1269 and/or Instrument # 24006984

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 highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. 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/>

Publication Dates: 7/01/2026 and 7/8/2026

Nestor Solutions of Tennessee, LLC, Substitute Trustee
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115

TS#: 2026-25072-TN