

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, Jessica Cheatham, an unmarried woman by Deed of Trust (the "Deed of Trust"), dated 11/21/2024 and of record in Deed Book --, Page(s) --, and/or as Instrument Number 20241122-0091545, in Register's Office of Davidson County, Tennessee, conveyed to Hale Title and Escrow, LLC, Trustee , along with Correction Instrument recorded on 4/23/26 in Instrument No. 20260423-0034231, 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 Legacy Home Loans, LLC dba Steadfast Mortgage, 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 , Page(s) and/or as Instrument Number 20260715-0064069 in Register's Office of Davidson 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 **8/20/2026, at 11:00 AM at the Front Entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201**, 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 Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 167 ON THE PLAN OF FINAL PLAT AVONDALE PARK, PHASE 2, SECTION 4 "CLUSTER LOT SUBDIVISION" AS SHOWN ON A PLAT OF RECORD IN INSTRUMENT NO. 201102080011100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID ALAN NEITZER AND WIFE , DEBORAH JEAN NEITZER BY SPECIAL WARRANTY DEED FROM DALAMAR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO . 20190107-0001545 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 21, 2018 AND RECORDED ON JANUARY 07, 2019.

BEING THE SAME PROPERTY CONVEYED TO DAVID A. NEITZER AND DEBORAH J. NEITZER, AS TRUSTEES OF THE NEITZER REVOCABLE LIVING TRUST, U/T/D APRIL 15, 2013 BY QUITCLAIM DEED FROM DAVID ALAN NEITZER AND WIFE, DEBORAH JEAN NEITZER OF RECORD IN INSTRUMENT NO. 20190124-0006943 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 21, 2018 AND RECORDED ON JANUARY 24, 2019.

AND FURTHER BEING THE SAME PROPERTY CONVEYED TO JESSICA CHEATHAM BY DEED FROM DAVID A. NEITZER AND DEBORAH J. NEITZER, TRUSTEES OF THE NEITZER REVOCABLE LIVING TRUST DATED APRIL 15, 2013 DATED NOVEMBER 21, 2024 OF RECORD IN BOOK OR INSTRUMENT NO. 202411220091544 PAGE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The street address of the above-described property is believed to be **1457 SCARCROFT LN, NASHVILLE, TN 37221**, 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: Jessica Cheatham

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/>

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