

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, Dylan Fox, A Single Man by Deed of Trust (the "Deed of Trust"), dated 9/24/2020 and of record in Deed Book 2005, Page(s) 2124-2138, and/or as Instrument Number 20724025, in Register's Office of Wilson County, Tennessee, conveyed to Horizon Land Title, Inc., 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 Financial, 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 2468, Page(s) 894-896 and/or as Instrument Number 26018420 in Register's Office of Wilson 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 **9/8/2026, at 12:00 PM at the At the Wilson County Courthouse, 228 East Main Street, Lebanon, TN 37087**, 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 Wilson County, Tennessee, described as follows:

BEING A TRACT OF LAND IN THE TENTH CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO STEVE OLIVER GRAVES, AS EVIDENCED IN BOOK 426, PAGE 289, IN THE REGISTERS OFFICE OF WILSON COUNTY, TENNESSEE, (R.O.W.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD NEW IN THE EASTERLY MARGIN OF SANDERS AVENUE, AT A DISTANCE OF 15 FEET FROM THE CENTER OF THE SAID AVENUE, SAID ROD BEING THE NORTHWEST BOUNDARY CORNER OF PARCEL 30.00, THE JONATHAN G. DUGDALE PROPERTY, AS EVIDENCED IN BOOK 1062, PAGE 2319, R.O.W.C., TN.; THENCE, WITH THE SAID EASTERLY MARGIN, NORTH 08 DEGREES 39 MINUTES 49 SECONDS EAST, 53.98 FEET TO A POINT, BEING THE MARGINAL SOUTHWEST BOUNDARY CORNER OF PARCEL 32.00, THE MICHAEL A. KETCHELL ET UX PROPERTY, AS EVIDENCE IN BOOK 1907, PAGE 1915, R.O.W.C., TN.; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID PARCEL 32.00, SOUTH 82 DEGREES 33 MINUTES 10 SECONDS EAST, PASSING THROUGH A RR SPIKE OLD IN THE BASE OF A HACKBERRY, AT A DISTANCE OF 0.77 FEET, AND CONTINUING FOR 163.70 FEET, FOR A TOTAL DISTANCE OF 164.47 FEET TO A CAPPED IRON ROD NEW IN A ROCK PILE, BEING THE WESTMOST NORTHWEST BOUNDARY CORNER OF PARCEL 13.00, THENCE SALVATORE A. BOAGER, JR. AND ANNE M. BOAGER PROPERTY, AS EVIDENCE IN BOOK 1127, PAGE 1023, R.O.W.C., TN.; THENCE, WITH THE WEST BOUNDARY OF THE SAID PARCEL 13.00, SOUTH 08 DEGREES 37 MINUTES 25 SECONDS WEST, AT A DISTANCE OF 48.74 FEET TO AN IRON ROD OLD IN THE NORTH BOUNDARY OF THE SAID PARCEL 30.00; THENCE, WITH THE NORTH BOUNDARY OF THE SAID PARCEL 30.00, NORTH 84 DEGREES 22 MINUTES 29 SECONDS WEST, AT A DISTANCE OF 164.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES,

MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 19-235, ON NOVEMBER 1, 2019.

BEING THE SAME PROPERTY CONVEYED TO MUSIC CITY HOLDINGS, LLC BY WARRANTY DEED FROM TERRY WAYNE GRAVES, INDIVIDUALLY AND ADMINISTRATOR FOR STEVE OLIVER GRAVES OF RECORD IN BOOK 1922, PAGE 798, REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE, DATED NOVEMBER 04, 2019 AND RECORDED ON NOVEMBER 21, 2019. AND AFFIDAVIT OF HEIRSHIP RECORDED ON NOVEMBER 21, 2019 IN BOOK 1922 AND PAGE 796

BEING THE SAME PROPERTY CONVEYED TO WILSON JONES BY WARRANTY DEED FROM MUSIC CITY HOLDINGS, LLC OF RECORD IN BOOK 1922, PAGE 801, REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE, DATED NOVEMBER 04, 2019 AND RECORDED ON NOVEMBER 21, 2019.

BEING THE SAME PROPERTY CONVEYED TO DYLAN FOX, A SINGLE MAN, FROM WILSON JONES, OF RECORD IN BOOK 2005, PAGE 2122, REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE.

The street address of the above-described property is believed to be **719 SANDERS AVE, LEBANON, TN 37087**, 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: Dylan Fox

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: 8/12/2026 and 8/19/2026

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TS#: 2026-25784-TN