

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, Matthew Vacca and Rebecca Vacca, husband and wife by Deed of Trust (the "Deed of Trust"), dated 8/26/2021 and of record in Deed Book --, Page(s) --, and/or as Instrument Number 21109707, in Register's Office of Shelby County, Tennessee, conveyed to Mark Rosser, Trustee The subject Deed of Trust was modified by Loan Modification recorded as Instrument 25075553 and recorded on 09/05/2025, 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 Freedom Mortgage Corporation, 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 26063336 in Register's Office of Shelby 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 **9/17/2026, at 12:00 PM at the At the Shelby County Courthouse, 140 Adams Avenue, Memphis, TN 38103**, 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 Shelby County, Tennessee, described as follows:

LOT 75, SECTION B, BEAVER CREEK SUBDIVISION, AS SHOWN ON PLAT OF RECORD
IN PLAT BOOK 105 PAGE 51, IN THE REGISTER'S OFFICE OF SHELBY COUNTY,
TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE
PARTICULAR DESCRIPTION OF SAID PROPERTY.

The street address of the above-described property is believed to be **3530 BEAVER RUN DR, COLLIERVILLE, TN 38017**, 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: Matthew Vacca and Rebecca Vacca

The Secretary of Housing and Urban Development, Deed of Trust Book --, Page(s) -- and/or Instrument # 23088501

The Secretary of Housing and Urban Development, Deed of Trust Book --, Page(s) -- and/or Instrument # 24041441

The Secretary of Housing and Urban Development, Deed of Trust Book --, Page(s) -- and/or Instrument # 24105607

The Secretary of Housing and Urban Development, Deed of Trust Book --, Page(s) -- and/or Instrument # 25075552

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

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