

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, PEGENE ELLEN GREEN, AN UNMARRIED WOMAN by Deed of Trust (the "Deed of Trust"), dated 10/19/2022 and of record in Deed Book 2259, Page(s) 1575-1587, and/or as Instrument Number 1401707, in Register's Office of Montgomery County, Tennessee, conveyed to Stewart Title Guaranty Company, 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 Amerifirst Financial, Inc, 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 2430, Page(s) 2154-2156 and/or as Instrument Number 1492802 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 **9/22/2026, at 12:00 PM at the At the Montgomery County Courthouse, 2 Millennium 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:

BEGINNING AT A BEECH TREE IN THE WESTERN MARGIN OF A PRIVATE DRIVE LEADING TO THE RESIDENCE OF GARY L. MEEKS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF EDGAR DENTON'S PROPERTY; RUNS THENCE WITH PRIVATE DRIVE SOUTH 26 DEGREES 58 MINUTES 40 SECONDS EAST 70 FEET TO AN IRON PIN; THENCE SOUTH 13 DEGREES 35 MINUTES WEST 208.70 FEET TO AN IRON PIN; THENCE SOUTH 64 DEGREES 30 MINUTES 30 SECONDS WEST 296.15 FEET TO A PIPE, PASSING A 15-INCH HICKORY AT 11 FEET; THENCE NORTH 13 DEGREES 53 MINUTES 44 SECONDS EAST 89 FEET TO A STAKE; THENCE NORTH 3 DEGREES 24 MINUTES 00 SECONDS EAST 153 FEET TO A STAKE; THENCE NORTH 3 DEGREES 36 MINUTES 00 SECONDS EAST 122 FEET TO AN IRON PIN; THENCE RUNNING SOUTH 89 DEGREES 57 MINUTES 50 SECONDS EAST 171.90 FEET TO A LARGE WHITE OAK; THENCE NORTH 66 DEGREES 49 MINUTES 20 SECONDS EAST 81.25 FEET TO THE POINT OF BEGINNING.

ALSO CONVEYED IS THE RIGHT IN AND TO THE NON-EXCLUSIVE EASEMENT OF WAY FOR INGRESS AND EGRESS OVER THE PRIVATE DRIVE REFERENCED IN THE MEMORIALIZATION OF EASEMENT OF RECORD IN VOLUME 352, PAGE 2482, REGISTER'S OFFICE FOR MONTGOMERY COUNTY, TENNESSEE.

ALSO CONVEYED IS THE RIGHT IN AND TO AN EASEMENT OF WAY OF RECORD IN VOLUME 352, PAGE 2487, REGISTER'S OFFICE FOR MONTGOMERY COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO PEGENE ELLEN GREEN BY WARRANTY DEED FROM VERA CRAWFORD AND DALE E. CRAWFORD IN VOLUME 2259, PAGE 1571, IN THE REGISTER'S OFFICE FOR MONTGOMERY COUNTY, TENNESSEE.

The street address of the above-described property is believed to be **980 OWL HOLLOW ROAD, CLARKSVILLE, TN 37040**, 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: PEGENE ELLEN GREEN

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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