

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, Sabrina Modena, unmarried woman by Deed of Trust (the "Deed of Trust"), dated 4/26/2018 and of record in Deed Book 38, Page(s) 477-487, and/or as Instrument Number 18002725, in Register's Office of Hickman County, Tennessee, conveyed to Dicksont Title LLC, 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 Peoples Home Equity 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 56, Page(s) 1730-1732 and/or as Instrument Number 25005074 in Register's Office of Hickman 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 11:00 AM at the At the Hickman County Justice Center, 104 College Street, Centerville, TN 37033**, 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 Hickman County, Tennessee, described as follows:

LYING AND BEING IN THE FIFTH CIVIL DISTRICT OF HICKMAN COUNTY, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1: BEGINNING AT STAKE, MRS. HENRY TYLER'S, NOW W. F. ALLEN'S SOUTHEAST CORNER, AND RUNS THENCE SOUTH 90 FEET TO A STAKE; THENCE WEST 181 FEET TO A STAKE, THE J. E. EDWARDS CORNER; THENCE NORTH 90 FEET TO W. F. ALLEN'S SOUTHWEST CORNER; THENCE EAST 181 FEET TO THE BEGINNING, CONTAINING ONE TOWN LOT BEING THE FORMER HOME PLACE OF MRS. S. A. CORNWELL.

TRACT 2: BEGINNING AT AN IRON STAKE IN J. F. HUTCHISON'S SOUTH BOUNDARY LINE, RUNS THENCE WITH HUTCHISON'S EAST 103 FEET TO A STAKE IN THE EDGE OF RAILROAD STREET; THENCE IN A SOUTHERLY DIRECTION WITH SAID STREET, TURNING WITH SAME IN A WESTERLY DIRECTION TO A STAKE IN THE EDGE OF THE PINWOOD ROAD, OPPOSITE THE BEGINNING CORNER; THENCE NORTH 72 FEET TO THE BEGINNING, CONTAINING ONE TOWN LOT.

BEING THE SAME PROPERTY CONVEYED TO SABRINA MODENA, UNMARRIED WOMAN BY DEED FROM RENEE SUSAN NEVINS AND RUSTIN HARRIS NEVINS, WIFE AND HUSBAND, DATED APRIL 26, 2018, AND OF RECORD IN BOOK 38, PAGE 475, IN THE REGISTER'S OFFICE OF HICKMAN COUNTY, TENNESSEE.

THIS CONVEYANCE IN TRUST IS SUBJECT TO RIGHT-OF-WAY OF LYLES LANE, ALSO KNOWN AS RAILROAD LANE, ALSO KNOWN AS RAILROAD STREET AND PINWOOD ROAD, ALSO KNOWN AS RAILROAD STREET, ALSO KNOWN AS BISHOP ROAD, ALSO KNOWN AS COUNTY HIGHWAY 944.

The street address of the above-described property is believed to be **9512 LYLES LN, LYLES, TN 37098**, 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: Sabrina Modena

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: 9/3/2026 and 9/10/2026

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

TS#: 2026-26354-TN