

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, William Trinkner, a Married Person by Deed of Trust (the "Deed of Trust"), dated 9/29/2025 and of record in Deed Book T736, Page(s) 442-458, and/or as Instrument Number 25030320, in Register's Office of Rhea County, Tennessee, conveyed to Title Guaranty and Trust 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 DHI Mortgage Company, Ltd. Limited Partnership, 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 1, Page(s) 2272-2273 and/or as Instrument Number 100477 in Register's Office of Rhea 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 **10/21/2026, at 11:00 AM at the Front Entrance of the Rhea County Courthouse, 1475 Market Street, Dayton, TN 37321**, 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 Rhea County, Tennessee, described as follows:

IN THE CITY OF DAYTON, FOURTH CIVIL DISTRICT, RHEA COUNTY, TENNESSEE:
LOT FORTY-SEVEN (47), BYRD FARMS SUBDIVISION - PHASE I, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 5, PAGE 302, IN THE REGISTER'S OFFICE OF RHEA COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED IN BOOK 537 PAGE 515 IN THE REGISTER'S OFFICE OF RHEA COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES IN EFFECT THEREON.

TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIEN RIGHTS, IF ANY, AS SET OUT IN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BYRD FARM RECORDED IN IN BOOK RS3, PAGE 386, AND IN BOOK 521, PAGE 528, AS AMENDED IN BOOK RS3, PAGE 472, AND BOOK 525, PAGE 627, IN THE REGISTER'S OFFICE OF RHEA COUNTY, TENNESSEE.

GRANT OF SANITARY SEWER LINE AND OTHER UTILITIES EASEMENT RECORDED IN BOOK 444, PAGE 502, IN THE REGISTER'S OFFICE OF RHEA COUNTY, TENNESSEE. RIGHT OF OTHERS IN AND TO THE USE OF COMMUNITY LOTS AS SHOWN, DESCRIBED OR NOTED ON RECORDED PLAT IN PLAT BOOK 5, PAGE 302, IN THE REGISTER'S OFFICE OF RHEA COUNTY, TENNESSEE.

QUITCLAIM DEED TO BYRD FARM HOMEOWNERS' ASSOCIATION, INC., A TENNESSEE CORPORATION, FROM WDS GROUP, GP, A TENNESSEE GENERAL PARTNERSHIP, EXECUTED DECEMBER 15, 2023 AND RECORDED DECEMBER 21, 2023 IN BOOK 520, PAGE 222, IN THE REGISTER'S OFFICE OF RHEA COUNTY, TENNESSEE.

TEN (10) FOOT DRAINAGE EASEMENT AS SHOWN, DESCRIBED OR NOTED ON RECORDED PLAT IN PLAT BOOK 5, PAGE 302, IN THE REGISTER'S OFFICE OF RHEA COUNTY, TENNESSEE.

BUILDING SETBACK REQUIREMENTS AS SHOWN, DESCRIBED OR NOTED ON RECORDED PLAT IN PLAT BOOK 5, PAGE 302, IN THE REGISTER'S OFFICE OF RHEA COUNTY, TENNESSEE.

ALL NOTES, STIPULATIONS, RESTRICTIONS, EASEMENTS, CONDITIONS, AND REGULATIONS AS SHOWN, DESCRIBED OR NOTED ON RECORDED PLAT IN PLAT BOOK 2, PAGE 42, IN PLAT BOOK 4, PAGE 673, AND IN BOOK 485, PAGE 380, IN THE REGISTER'S OFFICE OF RHEA COUNTY, TENNESSEE.

ALL NOTES, STIPULATIONS, RESTRICTIONS, EASEMENTS, CONDITIONS, AND REGULATIONS AS SHOWN, DESCRIBED OR NOTED ON RECORDED PLAT IN PLAT BOOK 5, PAGE 302, IN THE REGISTER'S OFFICE OF RHEA COUNTY, TENNESSEE.

The street address of the above-described property is believed to be **463 OLIVER CIRCLE, DAYTON, TN 37321**, 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: William Trinkner

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: 9/16/2026 and 9/23/2026

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