

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Whereas, Brandon Scott Hawkins and Amanda Moran, both unmarried by Deed of Trust (the "Deed of Trust"), dated 5/4/2018 and of record in Deed Book T1367, Pages 668-678, and as Instrument Number 18003747, in Register's Office of Loudon County, Tennessee, conveyed to Concord Enterprises, LLC, Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Alcova Mortgage, LLC, its successors and assigns, 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 Alcova Mortgage, LLC, 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 T1692, Pages 511-512 and as Instrument Number 24004183 in Register's Office of Loudon 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 7/3/2024, at 2:00 PM at the Front Entrance of the Loudon County Annex Building, 101 Mulberry St, Loudon, TN 37774, will be sold 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 Loudon County, Tennessee, described as follows: Situated In District No. Three (3) Of Loudon County, Tennessee, And Being All Of Lot No. 13 Of Franklin Estates, Unit 1, As Shown By Map Of The Same Of Record In Map Cabinet D, Slide 188, In The Register's Office For Loudon County, Tennessee, To Which Map Specific Reference Is Hereby Made For A More Particular Description Thereof. The street address of the above-described property is believed to be 5791 Peterson Rd, Greenback, TN 37742, 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: Brandon Scott Hawkins and Amanda Moran 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. Publication Dates: 6/5/2024, 6/12/2024, and 6/19/2024. Nestor Solutions, LLC, Substitute Trustee 214 5th Street, Suite 205 Huntington Beach, California 92648 Phone: (888) 403-4115 TS#: 2024-09466-TN