

## **SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Sale at public auction will be on December 19, 2025, at or about 11:00 AM, local time, at the front entrance of the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, pursuant to the Deed of Trust executed by Celia Marie Stacey, an unmarried person, to FMLS, Inc., as Trustee for Regions Bank d/b/a Regions Mortgage dated June 19, 2012, and recorded on October 10, 2012, as Instrument No. 20121010-0092928, in the Register's Office for Davidson County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Davidson County Register's Office. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: Regions Bank DBA Regions Mortgage

Other interested parties: Westfield Homeowners Association, Inc.

The hereinafter described real property located in Davidson County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: A certain tract or parcel of land located in Davidson County, Tennessee, described as follow, to-wit:

Being Unit No. 327 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6678, Page 771, amended in Book 6736, Page 110, further amended in Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plan of Westfield Condominiums set forth as Exhibit "C" of said Master Deed. Reference is hereby made to the Plan of Westfield Condominiums set forth as Exhibit "C" of said Master Deed. Reference is hereby made to the Plan of Westfield Condominiums set forth as Exhibit "C" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit.

Being the same parcel conveyed from Lisa Marie Walters to Celia Marie Stacey, by virtue of a Deed dated 5/15/2007, recorded 5/17/2007, as Instrument no. 20070517-0059305, County of Davidson, State of Tennessee.

Assessor's Parcel No: 128-13-0-A32-70-0C0

Street Address: The street address of the property is believed to be 327 Westfield Drive, Unit 327, Nashville, TN 37221, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 128 13 0A 327.00

Current owner(s) of Record: Celia Marie Stacey

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. The title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to postpone or adjourn the sale to another specified time certain or to another date, time, and location certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announced on the date, time, and location of sale set forth above or any subsequent postponed or adjourned date, time, and location of sale; provided, however if the sale is postponed or adjourned for less than five (5) days after the original sale, announcement by internet posting is not required.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Padgett Law Group. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time.

**This Notice of Sale has been posted by Capital City Posting and can be viewed online at [CapitalCityPostings.com](http://CapitalCityPostings.com).**

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