

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on March 17, 2026, at or about 10:00 AM, local time, at the Robertson County Courthouse, 501 South Main Street, Springfield, TN, pursuant to the Deed of Trust executed by Wyn Dee Swartz, an unmarried woman, to Jerry Bridenbaugh, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Adaptive Mortgage Solutions Inc., its successors and assigns dated August 23, 2024, and recorded in Book 2342, Page 939, and at Instrument Number 433065 in the Register's Office for Robertson County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Robertson 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: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for Ibis Holdings A Trust

Other interested parties: The Parks at Whitehouse Homeowners Association, Inc.

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

Legal Description: Land in Robertson County, Tennessee, being all of Lot 369 on the Final Plat of The Parks, Phase 3 - Section B of record in the Register's Office for Robertson County, Tennessee at Plat Cabinet 33, Page 21 and Surveyor's Certificate of Correction of the Final Plat of The Parks, Phase Three, Section B recorded at Plat Cabinet 33, Page 28, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to D.R. Horton, Inc., a Delaware Corporation by Special Warranty Deed from Heritage Development LLC, a Tennessee Limited Liability Company of record in Book 2175, page 662, Register's Office for Robertson County, Tennessee, dated May 03, 2022 and recorded on May 09, 2022.

Note: Scrivener's Affidavit record in Book 2183, Page 899, Affidavit of Scrivener's Error record Book 2182, Page 727 and Book 2184, Page 53.

Being the same property conveyed to Ryan Keith Potts, an Unmarried Man, and Judit Kocsis, and Unmarried Woman, as Joint Tenants with Right of Survivorship by Special Warranty Deed from D. R. Horton, Inc., a Delaware Corporation of record in Book 2215, page 87, Register's Office for Robertson County, Tennessee, dated October 28, 2022 and recorded on October 28, 2022.

Being the same property conveyed to Wyn Dee Swartz, an Unmarried Woman by virtue of a deed from Ryan Keith Potts, an Unmarried Man, and Judit Kocsis, an Unmarried Woman, as Joint Tenants with Right of Survivorship recorded on 8/27/2024 at 1:06pm as Book 2342, Page 936, in the official records of the Robertson County Recording Office

Street Address: The street address of the property is believed to be 8277 Jesse Way, White House, TN 37188, 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: 095J A 064.00

Current owner(s) of Record: Wyn Dee Swartz

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.

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