

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on June 25, 2026, at or about 11:00 AM, local time, at the front entrance to the Davidson County Historic Courthouse, One Public Square, Nashville, TN 37201, pursuant to the Deed of Trust executed by Afsoon Hagh, a single female, to Roushi Pazouki, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for SWBC Mortgage Corporation, its successors and assigns, dated April 30, 2015, recorded at Instrument Number 20150505-0040667, 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: SWBC Mortgage Corporation

Other interested parties: Four Seasons Homeowners` Association

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 condominium apartment being Unit No. 312 as shown on the plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements Appurtenant to said Unit as set forth in the Master Deed for Four Seasons Condominium of record in Book 6841, Page 349, as amended in Book 6847, Page 122, said Register`s Office.

Being the same property conveyed to Jason Hilkin, a single person, by Deed from Jonathan L. Smith, unmarried, dated 04/20/2007 and recorded on 04/25/2007 in Instrument Number 20070425-0049340, Register`s Office for Davidson County, Tennessee.

Being the same property conveyed to Afsoon Hagh, unmarried woman from Jason Hilkin, a single person by Warranty Deed dated 04/30/15 and recorded on 05-05-15 in Instrument # 20150505-0040666, Book NA, Page NA, in the Register`s Office of Davidson County, Tennessee.

Street Address: The street address of the property is believed to be 312 Summit Ridge Circle, Nashville, TN 37215, 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: 131 05 0B 312.00

Current owner(s) of Record: Afsoon Hagh

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.

The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the

subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically, to the FinCEN Real Estate Report located in the forms bank thereof. 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.

Padgett Law Group, Substitute Trustee
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com