

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

Sale at public auction will be on August 27, 2026, at or about 11:00 AM, local time, in the Auction.com Room at the DoubleTree by Hilton Murfreesboro, 1850 Old Fort Parkway, Murfreesboro, TN 37129, pursuant to the Deed of Trust executed by SANTOS E CRESPIN MARTINEZ, SINGLE WOMAN, to SCOTT BROWN, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SWBC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS, dated October 8, 2021, and recorded in Book 2156, Page 2388-2400, in the Register's Office for Rutherford County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Rutherford 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: None

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

Legal Description: Land situated in the 3rd Civil District of Rutherford County, State of Tennessee, and being described as follows, to wit:

Being Lot No. 61 in Hall Estates Subdivision, Section III, according to a plat and survey of same appearing of record in Plat Book 4, Page 13, of the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for a more complete details of location and description.

Said Lot No. 61 fronts 100.0 feet on the West margin of Mankin Drive and runs back in a Westerly direction between straight and parallel lines 190.0 feet.

Being the same property conveyed to Billy M. Woodard and wife, Mildred C. Woodard by Warranty Deed from H. Allen Jones and wife, Sue C. Jones of record in Record Book 210, page 37, Registers Office for Rutherford County, Tennessee, dated February 23, 1972 and recorded on March 18, 1972. (Value or consideration shown in aforementioned deed \$16,250.00.)

Mildred C. Woodard having since died on September 9, 2015, leaving Billy M. Woodard as the sole tenant by the entirety.

Being the same property conveyed to Gala, LLC, A Tennessee Limited Liability Company by Warranty deed from Billy M. Woodard, an unmarried man of record in Record Book 2020, page 2952, Register's Office for Rutherford County, Tennessee, dated December 30, 2020 and recorded on January 08, 2021. (Value or consideration shown in aforementioned deed \$189,200.00.) Being also known as 119 Mankin Street La Vergne, Tennessee 37086.

Being the same property conveyed to Santos E. Crespin Martinez, by deed from Gala, LLC, a Tennessee Limited Liability Company, of record in Book 2156, page 2385, Register's Office for Rutherford County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Street Address: The street address of the property is believed to be 119 Mankin Street, La Vergne, TN 37086, 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: 018 H D 012 00 000

Current owner(s) of Record: Santos E. Crespin Martinez

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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