

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on September 24, 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 RODNEY DAVIS, AN UNMARRIED MAN, AND KEVIN THOMAS MANUS, AN UNMARRIED MAN, to Edward Kershner, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SWBC Mortgage Corp., its successors and assigns, dated March 24, 2020, and recorded in Book 1882, Page 1000, 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: Westlawn Owners Association, Inc.; Bank of America, NA

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 IN RUTHERFORD COUNTY, TENNESSEE, BEING ALL OF LOT 149 ON THE FINAL PLAT OF WESTLAWN, SECTION 4, PHASE 2 OF RECORD IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE AT PLAT CABINET 42, PAGE 27-29, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO D.R. HORTON, INC., A DELAWARE CORPORATION BY SPECIAL WARRANTY DEED FROM REO FUNDING SOLUTIONS III, LLC, A GEORGIA LIMITED LIABILITY COMPANY DATED APRIL 18, 2017 AND RECORDED APRIL 28, 2017 IN RECORD BOOK 1566, PAGE 3930 IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RODNEY DAVIS, AN UNMARRIED MAN KEVIN THOMAS MANUS, AN UNMARRIED MAN BY DEED FROM D.R. HORTON, INC., A DELAWARE CORPORATION DATED MARCH 24, 2020, AND RECORDED IN BOOK 1881, PAGE 3997 IN THE OFFICE OF THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

PROPERTY ADDRESS: 6634 FLORAL COURT, MURFREESBORO, TN 37128
PARCEL ID: 93A-F-021

Street Address: The street address of the property is believed to be 6634 Floral Court, Murfreesboro, TN 37128, 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: 093A-F-021.00-000

Current owner(s) of Record: Rodney Davis and Kevin Thomas Manus

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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