

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on September 16, 2025, at or about 10:00 AM, local time, at the southwest door of the Shelby County Courthouse, 140 Adams Avenue, Memphis, Tennessee 38103, pursuant to the Deed of Trust executed by Carl Wade Cannady Jr and Nakita Chereese Cannady, husband and wife, to Tony Gregory, as Trustee for Simmons Bank dated August 25, 2020, and recorded on October 6, 2020, as Instrument No. 20108641, and as corrected by Attorney's Affidavit recorded July 18, 2025, Instrument No. 25059873, in the Register's Office for Shelby County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Shelby 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: Simmons Bank

Other interested parties: United States of America; State of Tennessee Department of Revenue; Carl Wade Cannady; Nakita Chereese Cannady

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

Legal Description: Lot 12. Forest Park Subdivision, as shown on plat of record in Plat Book 160, Page 49, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property and property north of an adjacent to said lot in Shelby County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northwest line of Rowen Oak Cove, said point being a common corner of Lots 12 and 13; thence northwestwardly along the line dividing Lots 12 and 13 a distance of 469.60 feet to a point in the west boundary line of the subdivision; thence along said west line, north 01 degrees 16 minutes 19 seconds West a distance of 416.33 feet to a point; thence north 88 degrees 17 minutes 00 second east a distance of 965.02 feet to a point; thence south 01 degrees 16 minutes 19 seconds east a distance of 306.20 feet to a point; thence westwardly along the north line of Lot 11 a distance of 453.10 feet to a point; thence southwardly along the west line of Lot 11 a distance of 188.97 feet to a point in the northwest line of Rowen Oak Cove; thence southwestwardly along said northwest line a distance of 73.82 feet to the point of beginning.

Being the same property conveyed to grantor herein by Warranty Deed being recorded simultaneously herewith. See Warranty Deed recorded 10/06/2020, Instrument No. 20108640.

Street Address: The street address of the property is believed to be 4983 Rowen Oak Cove, Collierville, TN 38017, 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: C0257L A00012/C0257 00327

Current owner(s) of Record: JunJun Trust

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.

FURTHERMORE, THIS SALE SHALL SPECIFICALLY BE SUBJECT TO THE RIGHT OF REDEMPTION BY THE STATE OF TENNESSEE, PURSUANT TO T.C.A. 67-1-1433 (c)(1) BY REASON OF THE FOLLOWING TAX LIEN(S) OF RECORD IN 25060121, 25060122, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE. NOTICE OF THE SALE HAS BEEN GIVEN TO THE STATE OF TENNESSEE IN ACCORDANCE WITH 67-1-1433 (b)(2).

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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