

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on July 7, 2026, 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 John C. West and Linnea F. West, husband and wife, to Arnold W Preheim, as Trustee for Simmons Bank dated July 29, 2022, and recorded at Instrument Number 22091393, 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: Revival Restoration Services, LLC

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: North 96.6 feet of Lot 5, William White Subdivision of Perkins 160 Acres, being more particularly described as follows: Beginning at a point in the east line of Cherry Circle East, 1089 feet southwardly from the south line of Tuckahoe Road (formerly Cherry Circle North); thence southwardly with said east line of Cherry Circle east 96.6 feet to a point; thence eastwardly parallel with Tuckahoe Road 400 feet to a point; thence northwardly parallel with Cherry Circle East 96.6 feet to the south line of Lot 6 of said subdivision; thence westwardly with said south line 400 feet to the point of beginning.

Property commonly known as: 270 East Cherry Circle, Memphis, TN 38117.

Being the same property conveyed to John C and Linnea West by Warranty Deed from Aaron R. Scharff, Jr. Recorded in the Register's Office of Shelby County, Tennessee, under instrument No. Z7 3566.

Street Address: The street address of the property is believed to be 270 Cherry Circle East, Memphis, TN 38117, 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: 057023 00036

Current owner(s) of Record: John C. West and Linnea F. West

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. *This sale is being conducted subject to the Deed of Trust recorded as Instrument No. 09014935 in the Office for the Shelby County Register of Deeds on February 10, 2009.*

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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