

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on June 12, 2025, at or about 11:00 AM, local time, in the Auction.com room of the Comfort Inn Downtown, 100 N. Front Street, Memphis, TN 38103, pursuant to the Deed of Trust executed by Tonisha Cook, an unmarried woman, to Kathryn L. Harris, as Trustee for Mortgage Electronic Registration Systems, Inc., solely as nominee for Community Mortgage Corporation dated August 18, 2022, and recorded August 24, 2022, as Instrument No. 22094896, 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: Planet Home Lending, LLC

Other interested parties: City of Memphis, Tennessee

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: Land situated in Shelby County, Tennessee.

Lot 7 and the West 5 feet of Lot 8, Magnolia Oaks Subdivision, as shown in plat of record in Plat Book 9, Page 82, in the Register's Office of Shelby County, Tennessee, and being more particularly described as follows:

Beginning at a point in the intersection of the northerly side line of East McLemore Avenue with the easterly side line of Shady Lane East, thence northerly along the said line of Shady Lane East, 140 feet to a point, being a corner of Lot 9; thence easterly along the said line of Lot 9 and parallel with the said side line of East McLemore Avenue, 65 feet to a point in the northerly line of Lot 8; thence southerly, and crossing Lot 8 and parallel with said side line of Shady Lane East, 140 feet to a point in said side line of East McLemore Avenue; thence westerly along the said side line of East McLemore Avenue, 65 feet to the point of beginning.

Being the same property conveyed to Grantor by Warranty Deed being recorded simultaneously herewith in the Register's Office of Shelby County, Tennessee. Instrument No. 22094895.

Street Address: The street address of the property is believed to be 1430 East McLemore Avenue, Memphis, TN 38106, 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: 031002 00017

Current owner(s) of Record: Tonisha Cook

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. See Instrument No. 19034994.

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 adjourn the sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of sale.

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.

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