

NOTICE OF SALE

The Chancery Court for Shelby County, Tennessee (the “Court”), in case number CH-18-1198-3, the parties to which are Claudia Johnson, Trustee of the Cornelius F. Finnigan and Barbara J. Finnigan 2003 Revocable Trust A, South Beale Group LLC, Wilson Townhomes LLC, Elite Re Investments LLC and Revid Property Management LLC, having ordered the sale of certain real property described in the attached Exhibit A (the “Property”), and the Court having entered an order establishing procedures for the sale of the Property; and

Austin McMullen being designated by the Court as trustee (the “Trustee”) for the sale of the Property;

Now, therefore, Austin McMullen, as Trustee and not otherwise, pursuant to the orders of the Court, will, on

December 10, 2021

at 10:00 a.m. at the Guest House Hotel at Graceland, 3600 Elvis Presley Blvd., Memphis, Tennessee, sell, at public outcry and by online bidding platform ronramseyauctions.com, the Property which is described in the attached Exhibit A to the highest bidder for cash or credit bid of Claudia Johnson, Trustee of the Cornelius F. Finnigan and Barbara J. Finnigan 2003 Revocable Trust A up to the amount of the debt of Wilson Townhomes LLC owed to Claudia Johnson, Trustee of the Cornelius F. Finnigan and Barbara J. Finnigan 2003 Revocable Trust A.

Wilson Townhomes LLC, Elite Re Investments LLC and Revid Property Management LLC, may claim an interest relating to the Property pursuant to documents recorded at instrument number 14125678, instrument number 18074955, and/or instrument number 19103838, Shelby County Register of Deeds.

The Trustee, in order to accomplish the most advantageous sale, may postpone or adjourn the sale as provided by law and pursuant to the orders of the Court.

The sale of the Property shall be free and clear of all liens, claims, interests and encumbrances and there shall be no right of redemption or repurchase; provided, the sale shall be subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record, all zoning and subdivision restrictions of the appropriate governmental body, Shelby County and City of Memphis *ad valorem* taxes including any taxes resulting

from supplemental, revised or correction assessments pursuant to Tenn. Code Ann. § 67-5-603 et seq.

This 15th day of November, 2021

/s/ Austin McMullen
Austin McMullen
Bradley Arant Boult Cummings LLP
1600 Division St., Ste. 700
Nashville, Tennessee 37203
(615) 252-2307

EXHIBIT A

Beginning at a point in the centerline of Wilson Road, a distance of 244.30 feet westwardly, as measured along the centerline of Wilson Road, from its intersection with the centerline of Airways Boulevard; thence, south 84 degrees, 55 minutes, 11 seconds west along the centerline of Wilson Road a distance of 625.12 feet to a point; thence, north 5 degrees, 02 minutes, 30 seconds west along the southward projection of the east boundary line of Revised First Addition To Red Oaks Subdivision (as recorded in Plat Book 34, Page 28 in the Shelby County Register's Office) and along the east boundary line of said subdivision a distance of 330.81 feet to an angle point therein; thence north 36 degrees 27 minutes 30 seconds west along the northeasterly boundary line of said subdivision a distance of 90.00 feet to an angle point in the east boundary line of said subdivision; thence north 4 degrees 51 minutes 30 seconds west along the east boundary line of said subdivision a distance of 212.50 feet to a corner of said subdivision; thence north 84 degrees 49 minutes 30 seconds east along the south boundary line of said subdivision a distance of 672.18 feet to a point; said point being a distance of 236.90 feet westwardly from the centerline of Airways Boulevard, as measured along the south boundary line of said subdivision and along the eastward projection of said line; thence south 4 degrees 57 minutes 57 seconds east a distance of 621.30 feet to the point of beginning.

Less and except the following area included in the above description but which was dedicated to the City (recorded in Plat Book 53, Page 9) and which is described as follows:

Beginning at a point in the centerline of Wilson Road 244.30 feet west of the centerline of Airways Boulevard as measured along Wilson Road; thence continuing westwardly along the centerline of Wilson Road 625.12 feet to a railroad spike in the centerline of Wilson Road; thence northwardly 34.0 feet to a point; thence

eastward 625.12 feet to a point; thence southwardly 34.0 feet to the point of beginning. Source of Title: Special Warranty Deed to Wilson Townhomes, LLC recorded December 11, 2014 as Instrument 14125122.

commonly known as 2162 Wilson Road, Memphis, Tennessee.