

NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

WHEREAS, on November 22, 2024, CACHENGO, INC., by a Deed of Trust of record in Trust Deed Book 747, at Page 761, in the Register's Office of Carroll County, Tennessee, conveyed the following described property in trust to secure the payment of a Promissory Note in the original principal amount of Seven Hundred Twenty Thousand and 00/100 Dollars (\$720,000.00), payable to MARTY E. ENSLEY, JAMES KILEY PEARSON AND JOHNNY RAY PEARSON; and

WHEREAS, the undersigned was appointed Substitute Trustee by MARTY E. ENSLEY, JAMES KILEY PEARSON AND JOHNNY RAY PEARSON, which appointment will be recorded in the Register's Office of Carroll County, Tennessee prior to the deed evidencing this sale; and

WHEREAS, default has been made in the payment of said indebtedness and other provisions of the Deed of Trust have been violated, and MARTY E. ENSLEY, JAMES KILEY PEARSON AND JOHNNY RAY PEARSON, the lawful owners and holders of the said indebtedness, have declared the entire amount due and payable as provided by the Deed of Trust in accordance with the terms thereof, and instructed the undersigned to foreclose.

NOW, THEREFORE, the public is hereby notified that the undersigned Substitute Trustee will sell the hereinafter described real estate at public auction, to the highest and best bidder, for cash in hand paid in certified funds paid at the conclusion of the sale, or upon a credit bid from a bank or other lending entity pre-approved by the Substitute Trustee. The auction shall occur at the East door of the Courthouse at Huntingdon, Carroll County, Tennessee, on Tuesday, December 30, 2025, at 1 p.m., said property to be sold in bar of the equity of redemption and subject to the lien of all special assessments against it.

Lying, and being situate in the City of Huntingdon, 4th Civil District of Carroll County, Tennessee, bounded and described as follows; to-wit:

BEGINNING on an existing mag-nail over a buried railroad spike in asphalt, said railroad spike being located 40 feet northwest of the centerline of West Main Street (U.S. Highway 70), being the northeast corner of a tract belonging to Danny Brandon (Tax Map 73-N, Gr. A, Parcel 2.00) and being the southeast corner of the tract described herein; thence with the northeastern line of Brandon, North 47 degrees 59 minutes 33 seconds West, passing an existing iron pin on line at 150.00 feet, continuing with the northeastern line of another tract belonging to Danny Brandon (Tax Map 73-N, Gr. A, Parcel 2.02), passing an existing iron pin on line at the southeastern corner of the Corey Bartholomew tract (included in this description) at 340.00 feet, continuing with the northeastern line of Brandon for a total distance of 465.00 feet to an existing iron pin near the southeastern edge of a field; thence with the southeastern line of Danny Brandon (Tax Map 73, Parcel 15.00), North 37 degrees 09 minutes 57 seconds East, passing an existing iron pin on line at 540.95 feet and continuing for a total distance of 580.95 feet to a point in the centerline of Beaver Creek Drainage Canal; thence with the centerline of Beaver Creek Drainage Canal, South 29 degrees 33 minutes 13 seconds East, passing the northeastern corner of the Corey Bartholomew tract at 150.00 feet and continuing for a total distance of 418.94 feet to a point in the centerline of the canal at the northwestern corner of Patrick Goodwin (Tax Map 73-N, Gr. A, Parcel 1.00 – Deed Bk. 276, Pg. 145); thence leaving the canal and running with the northwestern line of Goodwin, South 40 degrees 59 minutes 06 seconds West, passing an existing iron pin on line at 43.72 feet and continuing for a total distance of 243.72 feet to an existing iron pin; thence with the southwestern line of Goodwin, South 49 degrees 00 minutes 52 seconds East for a distance of 100.00 feet to an existing iron pin in the northwestern right-of-way of West Main Street (40 feet from centerline), said iron pin being located 22.4 feet northwest of the southwestern corner of a concrete bridge; thence with the northwestern right-of-way of West Main Street as follows: South 39 degrees 16 minutes 14 seconds West for a distance of 136.99 feet; thence South 37 degrees 09 minutes 57 seconds West for a distance of 67.88 feet to the point of beginning, containing 4.88 acres. Surveyed by Denny A. Bush, Tennessee RLS No. 1577, on October 29, 2013. Bearings are based on Tennessee State Plane Coordinates, NAD 1983. (Description taken from prior deed of record)

It being the same property as that described in a Warranty Deed from Marty E. Ensley, James Kiley Pearson and Johnny Ray Pearson to Cachengo, Inc., a Tennessee Corporation, dated November 22, 2024, and of record in Warranty Deed Book 417, page 844, Register's Office of Carroll County, Tennessee.

Map 073N, Group A, Parcel 002.01

The street address of the above-described property is believed to be 19225 Main Street, Huntingdon, Tennessee 38344, but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

SALE IS SUBJECT TO TENANT(S) RIGHTS IN POSSESSION, IF ANY.

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. Other interested parties: None.

Title to said property is believed to be good, but the undersigned will sell as Substitute Trustee only and will assign to the purchaser all covenants of warranty contained in said Deed of Trust.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. Said sale may be adjourned to another time or may be postponed to another date by public announcement at the appointed time of sale without readvertisement.

This office is a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.

This Notice of Sale has been posted by ForeclosureTennessee.com and can be viewed online at ForeclosureTennessee.com.

WITNESS my signature, this the 9th day of December, 2025.

KIZER, BONDS, HUGHES & BOWEN, LLC

BY: STEPHEN L. HUGHES, Substitute Trustee

P. O. Box 320, Milan, TN 38358 (731) 686-119820, 2024