

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

WHEREAS, on September 20, 2024, CACHENGO, INC., by a Deed of Trust of record in Trust Deed Book 745, at Page 396, 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 One Hundred Thirty-Nine Thousand Three Hundred and 00/100 (\$139,300.00), payable to CURA, LLC; and

WHEREAS, the undersigned was appointed Substitute Trustee by CURA, LLC, 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 CURA, LLC, the lawful owner and holder of the said indebtedness, has 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, February 4, 2026, at 3:45 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 McKenzie, 4th Civil District of Carroll County, Tennessee, bounded and described as follows; to-wit:

Tract No. 1:

BEGINNING at a stake in the west margin of Medical Center Drive, the stake being located 50 feet north of the eastern extension of the water tank fence; runs thence North 31 degrees 00 minutes West with the west margin of Medical Center Drive 220 feet to a stake; thence South 58 degrees 45 minutes West 103.5 feet to an iron pin; thence South 04 degrees 05 minutes East 228 feet to a stake; thence North 63 degrees 30 minutes East 207.3 feet to the point of beginning and containing 0.76 acres, be the same more or less.

Tract No. 2:

BEGINNING at an iron pin in fence on State of Tennessee Vocational School's east line at Motheral's original southwest corner; thence North 4 degrees 50 minutes 17 seconds East 67.23 feet along fence and Dr. Holancin's west line to an iron pin; thence South 64 degrees 00 minutes West 39 feet through Motheral's property to an iron pin on State of Tennessee Vocational School's east line; thence South 33 degrees 30 minutes East 61.3 feet along School's east line to the point of beginning, containing 0.027 acres, more or less. Description taken from survey of Sameul K. Carrell, Tennessee RLS No. 349, dated January 22, 1996.

(Descriptions taken from prior deed of record)

It being the same property as that described in a Warranty Deed from Cura, LLC, a Tennessee Limited Liability Company, to Cachengo, Inc., a Tennessee Corporation, dated September 20, 2024, and of record in Warranty Deed Book 416, at Page 915, in the Register's Office of Carroll County, Tennessee.

Map 011, Parcel 040.02

The street address of the above-described property is believed to be 132 Hospital Drive, McKenzie, Tennessee 38201, 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 13th day of January, 2026.

KIZER, BONDS, HUGHES & BOWEN, LLC

BY: STEPHEN L. HUGHES, Substitute Trustee  
P. O. Box 320, Milan, TN 38358 (731) 238-3199