

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

WHEREAS, on May 30, 2025, CACHENGO, INC., by a Deed of Trust of record in Trust Deed Book 754, at Page 524, 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 Two Hundred Sixty-Nine Thousand Nine Hundred and 00/100 (\$269,900.00), payable to STEVEN MORTON AND WIFE, BRIANNA MORTON; and

WHEREAS, the undersigned was appointed Substitute Trustee by STEVEN MORTON AND WIFE, BRIANNA MORTON, the legal owners and holders of the said Note, by appointment executed on February 9, 2026, and recorded in Trust Deed Book 764, at Page 341, in the Register's Office of Carroll County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and other provisions of the Deed of Trust have been violated, and STEVEN MORTON AND WIFE, BRIANNA MORTON, 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, March 10, 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:

In the City of McKenzie and BEGINNING on the west margin of what was formerly a 16 foot alley on the south side of Lee Street, the same being the northeast corner of Lot No. 1 in the sale of the Neumie B. Moore lands and which said Lot No. 1 is what was heretofore known as the Wrinkle-Moore Store Building, and runs thence South with the east boundary of said Lot No 1 and the west margin of what was formerly a 16 foot alley, 100 feet to what was formerly an alley land which is now the north margin of Bruce Street; thence East with Bruce Street 25 feet to the west margin of an alley; thence North with the west margin of said alley 100 feet to Lee Street; thence West with Lee Street 25 feet to the point of beginning, on which lot is situated a two story brick building. (Description taken from prior deed of record)

It being the same property as that described in a Warranty Deed from Steven Morton and wife, Brianna Morton, to Cachengo, Inc., a Tennessee corporation, dated May 30, 2025, and of record in Warranty Deed Book 420, page 911, Register's Office of Carroll County, Tennessee.

The street address of the above-described property is believed to be 56 Lee Ave., 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: Source Code, LLC.

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 17th day of February, 2026.

KIZER, BONDS, HUGHES & BOWEN, LLC

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