

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

WHEREAS, on March 21, 2022, CACHENGO, INC., by a Deed of Trust of record in Trust Deed Book 716, at Page 1089, 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 Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00), payable to THE INDUSTRIAL DEVELOPMENT CORPORATION OF THE CITY OF MCKENZIE, TENNESSEE; and

WHEREAS, the undersigned was appointed Substitute Trustee by THE INDUSTRIAL DEVELOPMENT CORPORATION OF THE CITY OF MCKENZIE, TENNESSEE, 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 THE INDUSTRIAL DEVELOPMENT CORPORATION OF THE CITY OF MCKENZIE, TENNESSEE, 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, March 10, 2026, at 3:30 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:

BEING the following described real estate, situated in the FOURTH CIVIL DISTRICT of Carroll County, Tennessee, being a portion of that property, which was conveyed to Baptist Memorial Health Services, Inc. by deed of record in Deed Book 385, Page 334, in the Register's Office of Carroll County, Tennessee, and being more particularly described as follows:

COMMENCING at a 1/2-inch rebar found at the southwest corner of Spivey, Deed Book 395, Page 347, and in the east right-of-way of Hospital Drive, 20 feet from the centerline; thence with the east right-of-way of Hospital Drive as follows:

Along a curve turning to the right 140.72 feet, having a radius of 2451.40 feet, and being subtended by a chord bearing and distance of South 29 Degrees 29 Minutes 24 Seconds East, 140.70 feet to a 5/8-inch rebar found;

South 27 Degrees 50 Minutes 44 Seconds East, 79.61 feet to a mag nail found;

Along a curve turning to the right 145.69 feet, having a radius of 1065.90, and being subtended by a chord bearing and distance of South 23 Degrees 55 Minutes 48 Seconds East, 145.57 feet to a 5/8-inch rebar found;

Along a curve turning to the right 10.00 feet, having a radius of 24,024.50, and being subtended by a chord bearing and distance of South 23 Degrees 29 Minutes 23 Seconds East, 10.00 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set, being the POINT OF BEGINNING; thence with a severance line as follows:

North 66 degrees 51 minutes 08 seconds East, 282.99 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set;

North 23 degrees 08 minutes 38 seconds West, 42.92 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set;

South 80 degrees 45 minutes 47 seconds East, 37.78 feet;

South 68 degrees 55 minutes 42 seconds East, 41.28 feet;

South 38 degrees 56 minutes 02 seconds East, 5.28 feet;

South 55 degrees 55 minutes 45 seconds East, 35.10 feet;

South 45 degrees 44 minutes 49 seconds East, 6.71 feet;

North 65 degrees 37 minutes 21 seconds East, 42.95 feet to a 5/8-inch rebar found at a common corner with McKenzie Propco, LLC, Deed Book 398, Page 1; thence with McKenzie Propco, LLC North 65 degrees 37 minutes 21 seconds East, 282.92 feet to a 1/2-inch rebar found in the west line of Doster, Deed Book 350, Page 456; thence with Doster South 02 degrees 55 minutes 34 seconds West, 172.44 feet to a 5/8-inch rebar found; thence with a severance line as follows:

North 87 degrees 07 minutes 04 seconds West, passing a 5/8-inch rebar with stainless steel L.I. Smith cap set at 27.21 feet, and continuing 20.00 feet, for a total distance of 47.21 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set;

South 02 degrees 55 minutes 34 seconds West, 163.13 feet;

South 41 degrees 22 minutes 08 seconds West, 83.44 feet;

South 32 degrees 53 minutes 15 seconds West, 106.88 feet;

South 66 degrees 20 minutes 13 seconds West, 47.29 feet;

North 88 degrees 39 minutes 47 seconds West, 86.37 feet;

South 66 degrees 20 minutes 13 seconds West, 208.20 feet to the east right-of-way of Hospital Drive; thence with Hospital Drive as follows:

North 24 degrees 15 minutes 39 seconds West, 49.10 feet to a 5/8-inch rebar found;

Along a curve turning to the right 333.66 feet, having a radius of 24024.49 feet, being subtended by a chord bearing and distance of North 23 degrees 53 minutes 59 seconds West, 333.66 feet to the Point of Beginning, and containing 4.88 acres, more or less, as surveyed by William P.I. Smith, Tennessee Registered Land Surveyor Number 2093, of L.I. Smith & Associates, 302 North Caldwell Street, Paris, TN 38242, on December 10, 2021. Bearings are based upon Tennessee State Plane Coordinate System, NAD 83. (Description taken from prior deed of record)

It being the same property as that described in a Quitclaim Deed from The Industrial Development Corporation of the City of McKenzie, Tennessee, to Cachengo, Inc., dated March 21, 2022, and of record in Warranty Deed Book 403, page 516, in the Register's Office of Carroll County, Tennessee.

Map 011, Parcel 040.00

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

This property is subject to the restrictions, covenants, and setback lines for The Industrial Development Corporation of the City of McKenzie, Tennessee as recorded in Warranty Deed Book 401, at Page 122, in the Register's Office of Carroll County, Tennessee.

This property is subject to the Conditional Gift Agreement between Baptist Memorial Health Care Corporation and The Industrial Development Corporation of the City of McKenzie, Tennessee, as contained in the Quitclaim Deed of record in Deed Book 401, at Page 122, in the Register's Office of Carroll County, Tennessee.

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