

NOTICE OF SUBSTITUTE TRUSTEE'S SALE OF REAL ESTATE

WHEREAS, on August 1, 2024, CACHENGO, INC., by a Deed of Trust of record in Trust Deed Book 743, at Page 894, 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 Three Million Forty Thousand and 00/100 Dollars (\$3,040,000.00), payable to TERRIL SCOTT PROPERTIES, LLC; and

WHEREAS, the undersigned was appointed Substitute Trustee by TERRIL SCOTT PROPERTIES, LLC, the legal owner and holder of the said Note, by appointment executed on January 12, 2026, and recorded in Trust Deed Book 764, at Page 343, 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 TERRIL SCOTT PROPERTIES, 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, March 17, 2026, at 10:00 a.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 12th Civil District of Carroll County, Tennessee, bounded and described as follows; to-wit:

Tract No. 1: Map 094, Parcel 011.00

BEGINNING on a stake in a branch on Clyde Johnson's south lien and runs thence with the meanders of the branch in a general westerly direction; South 48-1/2 deg. West 16 poles; North 76-1/2 deg. West 17 poles, South 15-1/2 deg. West 20 poles; North 85 deg. West 41 poles; North 22 poles; North 75 deg. West 12 poles; West 20 poles; North 17 deg. West 24 poles; south 75 deg. West 8 poles to a stake in the public road on Clyde Johnson's West boundary line and continuing with the meanders of said branch; South 54 deg. West 8 poles; South 60 deg. West 8 poles; South 85 deg. West 10 poles; North 35 deg. West 11 poles; North 5 deg. West 13 poles; North 61 deg. West 26 poles; North 12 deg. West 21 poles; North 52 deg. West 15 poles; North 4 deg. West 10 poles; North 31 deg. West 30 poles; North 47-1/2 deg. East 21 poles to a stake in the branch; thence South 65 deg. East 52-1/2 poles to a stake on Hood's line; thence North 5 deg East 39 poles; thence North 87 deg. West 50 poles to a stake in the branch on Kirk's line; thence with the meanders of the branch southwesterly to a stake on Kirk's line Conyer's corner; thence South 3 deg. West 81 poles to a stake in a branch; thence southwesterly with the meanders of said branch crossing the public road and passing Willow Springs to a stake in the branch of Clyde Johnson's south line; thence North 78 deg. West 67 poles to a stake; thence South 10 deg. West 145-1/2 poles to a stake, Clyde Johnson's southwest corner; thence South 80 deg. East crossing the drainage canal 142 poles to a stake; thence North 10 deg. East 298 poles to a stake; thence North 50 deg. West 41 poles to a stake; thence North 10 deg. East 72 poles to a stake; thence North 80 deg. West 41 poles to the point of beginning, containing 425 acres more or less. (Description taken from prior deed of record)

Tract No. 2: Map 094, Parcel 011.00

BEGINNING at a stake of F. E. Johnson's east line run South 144 poles to a stake on Clyde Johnson's line; thence North 49 deg. East 41.5 poles; thence southerly with the meanders of a branch or ditch to a stake on Clyde Johnson's line; thence North 74 deg. East 76 poles to a stake on Carter line; thence North 6 deg. East with Carter's and Hampton line 140 poles to a stake in branch, the old bed of Beaver Creek; thence with the meanders of said old creek bed to a stake in the old creek bed, North 74-1/2 deg. West 6 poles to a stake; thence South 86 deg. West 21 poles to the point of beginning, containing 123 acres more or less. (Description taken from prior deed of record)

Tract No. 3: Map 094, Parcel 011.00

Bounded on the North by Hawkins, on the South by Johnson, on the East by Kirk, on the West by Hilliard. Our title appears of record in Deed Book No. 84 page 439, Register's Office of Carroll County, Tennessee, said tract of land being further described as follows, to wit: Calls in survey of Wm. Hampton's land in 12th Civil District of Carroll County, Lot No. 2 of 210 acre tract of land sold by order of County Court, Carroll County, Tennessee, on the 10th day of December 1887, as land belonging to the Estate of Allen Johnson, deceased, and bounded as follows: Beginning on a stake in the middle of Beaver Creek in the East boundary line of J. M. Dalton's and McLellan lands across said creek with Ironwood tree pointers; thence in said creek bed in a southeast direction to the mouth of a slough to the 2nd slough below the Dalton old mill site; thence up said branch with its meanders to a willow the northeast corner of Tract No. 1 138 poles to a stake, maple, and sweetgum pointers, the northwest corner of Lot 1; thence North with the East line of Dalton and McLellan land 136 poles to the beginning, containing 149 acres be the same, more or less. (Description taken from prior deed of record)

Tract No. 4: Map 094, Parcel 012.00

BEGINNING at a stake, the northeast corner of the Ben Wilkes land; runs thence South 88-1/2 degrees West 88 rods to a stake in the branch, the same being the southeast corner of the land heretofore sold by Mr. Clyde Johnson to Ilie Williams and wife, Dessa Williams; thence in a northeastern direction with the meanderings of a branch, a distance of approximately 104 rods to a stake in the south line of the George Stacey land; thence with Stacey's south line, North 86-1/2 degrees East 58-1/2 rods to a stake, Stacey's southeast corner; thence North 3-1/2 degrees West with Stacey 85-1/2 rods to a stake in the drainage boundary line; thence with the drainage boundary line, North 44 degrees East 41 rods to a stake; South 38 degrees East 29 rods to a stake; South 8 degrees East 57 rods to a stake; South 18 degrees East 67 rods to a stake; thence leaving said drainage boundary line, about South 4-1/2 degrees East 216 rods to a stake, an outer corner of Wilkes; thence North 86-1/2 degrees West 71 rods to a stake; thence North 3-1/2 degrees East 140-1/4 rods to the point of beginning.

THERE IS INCLUDED IN THE ABOVE BUT TO BE EXCLUDED THEREFROM A CERTAIN TRACT HERETOFORE CONVEYED TO Darrell Williams and wife, as recorded in Deed Book 184, page 398, ROCCCT, as follows: Beginning at a point being the Northwest corner of the tract conveyed on the South margin of Clyde Johnson Road and at the common corner of the lands of Martinex and Wilkes and this tract; thence generally South with Martinex and Wilkes line approximately 1050 feet

to the Southwest corner of the property conveyed and a common division line with Martinex and Wilkes; thence generally East approximately 1000 feet with the common Martinez and Wilkes line to a point on the Glenn Johnson West line and representing a three way corner of Martinez and Wilkes land, Glen Johnson land and the described tract and being the Southeast corner of the described tract; thence generally North with the common Glenn Johnson line approximately 800 feet to the South margin of Clyde Johnson Road being the Northeast corner of the described tract; thence generally Northwest with the south margin of the Clyde Johnson Road about 900 feet to the point of beginning. (Description taken from prior deed of record)

It being the same tracts of property as that described in a Warranty Deed from Terril Scott Properties, LLC, a Georgia limited liability company, to Cachengo, Inc., a Tennessee corporation, dated July 31, 2024, and of record in Warranty Deed Book 416, page 177, in the Register's Office of Carroll County, Tennessee.

RESERVATION OF EASEMENT: Map 094, Parcel 011.00

Grantors reserve for themselves and their successors and assigns a perpetual 60-foot wide easement for the purpose of ingress and egress over and across the above-described tract to access Grantor's adjacent property described in Deed Book 263, Page 534, and being more particularly described, along the center of said easement as follows:

BEGINNING at a point in the center of Beaver Creek Lane where said point intersects the south line of the above described tract, and being North 84 deg. 28 min. 33 sec. West 86.20 feet from a 1/2 inch iron pin at the northeast corner of the Crossno tract, as recorded in DB 299, PG 457; thence along the meanders of the center of the herein described 60-foot wide easement, the following calls: along a curve to the right, having a radius of 601.88 feet, an arc length of 201.96 feet, said curve being situated along a chord bearing of North 22 deg. 26 min. 23 sec. East, and a chord distance of 201.02 feet to a point of tangency; along a tangent, North 32 min. 03 min. 10 sec. East 57.06 feet to a point of curvature; along a curve to the right, having a radius of 82.00 feet, an arc length of 107.12 feet, said curve being situated along a chord bearing of North 69 deg. 28 min. 42 sec. East and a chord distance of 99.67 feet to a point of tangency; along a tangent, South 73 deg. 05 min. 46 sec. East 146.20 feet to a point of curvature; along a curve to the left, having a radius of 155.11 feet, an arc length of 122.09 feet, said curve being situated along a chord bearing of North 84 deg. 21 min. 12 sec. East, and a chord distance of 118.97 feet to a point of tangency; along a tangent, North 61 deg. 48 min. 10 sec. East 130.74 feet to a point of curvature; along a curve to the left, having a radius of 167.41 feet, an arc length of 200.69 feet, said curve being situated along a chord bearing of North 27 deg. 27 min. 38 sec. East, and a chord distance of 188.89 feet to a point of tangency; along a tangent, North 06 deg. 52 min. 54 sec. West 156.85 feet to a point of curvature; along a curve to the right, having a radius of 277.45 feet, an arc length of 454.06 feet, said curve being situated along a chord bearing of North 40 deg. 00 min. 06 sec. East, and a chord distance of 405.06 feet to a point of tangency; along tangent, North 86 deg. 53 min. 05 sec. East 60.85 feet to a point of curvature; along a curve to the left having a radius of 267.43 feet, an arc length of 326.05 feet, said curve being situated along a chord bearing of North 51 deg. 57 min. 27 sec. East, and a chord distance of 306.23 feet to a point of tangency; along a tangent, North 17 deg. 01 min. 49 sec. East 55.82 feet to a point of curvature; along a curve to the right having a radius of 254.66 feet, an arc length of 108.07 feet, said curve being situated along a chord bearing of North 29 deg. 11 min. 16 sec. East, and a chord distance of 107.26 feet to a point tangency; along a tangent, North 41 deg. 20 min. 42 sec. East 67.91 feet to a point in the south line of the Replogle tract, as recorded in DB 263, PG 534, said point being North 83 deg. 32 min. 52 sec. West 1024.42 feet from a 1/2 inch iron pin at the northeast corner of the above described tract and being the point of termination. Survey and legal description by William P. I. Smith, R.L.S., Tennessee Registration No. 2093, dated March 8, 2002. (Description taken from prior deed of record)

It being the same property as that described in a Quitclaim Deed from Terril Scott Properties, LLC, Georgia limited liability company, to Cachengo, Inc., a Tennessee corporation dated August 30, 2024, and of record in Warranty Deed Book 416, page 635, Register's Office of Carroll County, Tennessee.

The street address of the above-described property is believed to be 735 Beaver Canal Lane, 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: Source Code, LLC.

This property is subject to the following: Tract 1 of Map 094, Parcel 011.00, is subject to a transmission line easement to Southwest Tennessee Electric recorded in Deed Book 115, at Page 162, in the Register's Office of Carroll County, Tennessee.

This property is subject to the following: Included in this conveyance is a Reservation of Easement for a perpetual 60-foot wide easement for the purpose of ingress and egress over and across the subject property (Map 094, Parcel 011.00) described in Deed Book 416, at Page 635, 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