

# NOTICE OF FORECLOSURE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of that certain LEASE, dated September 1, 2023, between Grantor Global Real Estate, LLC and Trustee K. Brian Hay, recorded September 6, 2023 in the Register of Deeds office for Carroll County, Tennessee at Trust Deed Book 734, Pages 762 – 777.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that Charles M. Cain, II, as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee will, on Friday, April 12, 2024 at or about Noon, at the Carroll County Courthouse located at 99 Court Square, Huntingdon, Tennessee 38344, offer for sale certain property hereinafter described to the highest bidder for certified funds paid at the conclusion of the sale, or credit bid from a bank or lending institution pre-approved by the Successor Trustee. The sale is free from all exemptions, which are express waived in the Deed of Trust, said property being real estate situated in Carroll County, Tennessee, and being more particularly described as follows:

## Tract 1, Parcel 1:

Being a parcel of land in the City of McKenzie, Twenty-Second Civil District, Carroll County, Tennessee, located in the Southwesterly quadrant of the CSX Railroad and North Highland Drive (U.S. Highway 79) and being more particularly described according to a survey made by Barge, Waggoner, Sumner and Cannon, Inc. Wendell H. Talky, Sr., Registered Land Surveyor No. 785, dated July 21, 1995, File No. 14767, as follows:

Beginning at a point in the Southerly right-of-way line of North Highland Drive (U.S. Highway 79) said point being North 50 degrees 03 minutes 13 seconds East, 163.00 feet from the Easterly right-of-way line of Oak Street (closed by City Ordinance 288, dated March 28, 1987, right-of-way not abandoned);

Thence with said Southerly right-of-way line of Highland Drive (U.S. Highway 79), North 50 degrees 03 minutes 13 seconds East, 437.34 feet to a point in the Westerly right-of-way line of the CSX Transportation Railroad;

Thence, with said Westerly right-of-way line of the CSX Railroad the following calls:

South 45 degrees 58 minutes 13 seconds East, 582.70 feet to a point; South 41 degrees 54 minutes 36 seconds East, 200.72 feet to a point; South 52 degrees 57 minutes 05 seconds East, 241.40 feet to a point; along a curve to the right 694.76 feet to a point, said curve having a central angle of 07 degrees 03 minutes 08 seconds a radius of 5,644.61 feet, a tangent of 347.82 feet and a chord of South 43 degrees 14 minutes 32 seconds East, 694.33 feet; North 50 degrees 17 minutes 02 seconds East, 4.00 feet to a point; along a curve to the right 360.64 feet to a point at the intersection of the Westerly right-of-way line of said CSX Railroad and the Northerly right-of-way line of Kencindot Drive, said curve having a central angle of 03 degrees 39 minutes 29 seconds, a radius of 5,648.61 feet, a tangent of 180.38 feet and a chord of South 37 degrees 53 minutes 13 seconds East, 360.58 feet;

Thence, with said right-of-way line of Kencindot Drive, North 87 degrees 47 minutes 46 seconds West, 984.50 feet to a point;

Thence, continuing with said right-of-way line of Kencindot Drive South 88 degrees 26 minutes 30 seconds West, 156.94 feet to a point in the Easterly right-of-way line of Oak Street;

Thence with said Easterly right-of-way of Oak Street, North 14 degrees 25 minutes 45 seconds West, 232.64 feet to a point;

Thence, continuing with said right-of-way North 39 degrees 59 minutes 47 seconds West, 11.30 feet to a point;

Thence, leaving said Northerly right-of-way with a severance line the following calls:

North 50 degrees 03 minutes 13 seconds East, 189.94 feet to a point, North 09 degrees 59 minutes 47 seconds West, 212.12 feet to a point, North 52 degrees 44 minutes 47 seconds West, 602.64 feet to a point; North 39 degrees 59 minutes 47 seconds West, 318.00 feet to the point of beginning. Containing 982,241 square feet or 22.55 acres, more or less.

## Tract 1, Parcel 2:

Being a parcel of land in the City of McKenzie, Twenty-Second Civil District, Carroll County, Tennessee, located in the Northwesterly quadrant at the intersection of Kencindot Drive and Oak Street and being more particularly described according to a survey made by Barge, Waggoner, Sumner and Cannon, Inc., Wendell H. Talley, Sr., Registered Land Surveyor No. 785, dated July 21, 1995, File No. 14767, as follows:

Beginning at the point of intersection of the Northerly right-of-way line of Kencindot Drive and the Westerly right-of-way line of Oak Street;

Thence, with said Northerly right-of-way line of Kencindot Drive, South 88 degrees 26 minutes 30 seconds West, 305.00 feet to a point;

Thence, leaving said right-of-way line with a lease line North 50 degrees 03 minutes 13 seconds East, 329.48 feet to a point in the Westerly right-of-way line of Oak Street (closed by City Ordinance 288, dated March 1987, right-of-way not abandoned);

Thence, with said Westerly right-of-way line of Oak Street, South 14 degrees 25 minutes 45 seconds East, 209.87 feet to the point of beginning.

Containing 31,201 square feet or 0.72 acre, more or less.

## Tract 2:

Beginning at an iron pin on the South margin of Hwy #79 (this margin being 70 feet from center) and the Northeast corner of Wen-Su Mfg. Co.; thence South 40 degrees 00 minutes East 1,089.4 feet along Wen-Su East line to a railroad spike in asphalt; thence North 50 degrees 00 minutes East 240 feet to a point; Thence North 10 degrees 00 minutes -West 212 feet to a point; thence North 52 degrees 45 minutes West 602.64 feet to a point; thence North 40 degrees 00 minutes West 318 feet to a point on the South margin of Hwy. #79; thence South 50 degrees 00 minutes West 213 feet along margin to the point of beginning, containing 6.56 acres, according to survey dated 1/20/90 of Samuel K. Carrell, R.L.S., Tenn. No. 606-349, 1070 Main St. N., McKenzie, Tennessee 38201.

Being the same property conveyed from Kenneth Todd, Clerk & Master, of the Chancery Court of Carroll County, Tennessee to the The County of Carroll, Tennessee by Clerk & Master's 2016 Tax Sale Deed of record in Warranty Deed Book 393, page 141, Register's Office for Carroll County, Tennessee, Dated May 8, 2020 and recorded on May 29, 2020.

Being the same property conveyed to FB Acquisition Property XXII, LLC, a Colorado limited liability company by Special Warranty Deed In Lieu of Foreclosure from G & F Partnership, LLC, an administratively dissolved Tennessee limited liability company of record in Book 375, page 106, Register's Office for Carroll County, Tennessee, dated June 22, 2016 and recorded on June 30, 2016, as corrected by Scrivener's Affidavit to correct Grantor's name (should have been "G & F Partners, LLC"), recorded on June 26, 2020 in Book 393 at page 575 in the same said office.

BEING the same property conveyed by Special Warranty Deed from FB Acquisition Property XXII, LLC, a Colorado limited liability company to Mark A. Hafner Family Trust UAD December 14, 2011, and its successors and assigns, as recorded on the 26th day of June, 2020 at 11:03 AM in Deed Book 393, Page 581 in the Register's Office of Carroll County, Tennessee.

BEING the same property conveyed to Reef Point, LLC (an Arizona limited liability company), Trustee of Chernobyl Strategies Business Trust (a Missouri business trust) by Quitclaim Deed dated September 1, 2023 from Mark A. Hafner Family Trust UAD December 14, 2011, filed of record in Warranty Deed Book 411 at page 630 in the Register's Office of Carroll County, Tennessee.

BEING the same property conveyed to Global Real Estate, LLC, a Tennessee limited liability company, by Special Warranty Deed dated September 1, 2023 from Reef Point, LLC, an Arizona limited liability company, as Trustee of Chernobyl Strategies Business Trust, a Missouri business trust, of record in Warranty Deed Book 411 at page 634 in the Carroll County, Tennessee Register of Deeds office.

Known as 15440 Highland Dr., McKenzie, TN 38201 Tax parcel #016D-C-001.01

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 may disclose. In addition, the following parties may claim an interest in the above-referenced property: **Reef Point, LLC, as Trustee of Chernobyl Strategies Business Trust, Global Real Estate, LLC**

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time and place certain without further notice or publication, upon announcement at the time and place for the sale set forth above.

DATED: March 13, 2024

Charles M. Cain, II  
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