

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on October 1, 2025, at or about 2:00 PM, local time, at the north door of the Hamblen County Courthouse, 511 West 2nd North Street, Morristown, TN 37814, pursuant to the Deed of Trust executed by Thalia Dalton and husband, Carl Dalton, to Wesley D. Turner, as Trustee for Ameriquest Mortgage Company dated October 4, 2005, and recorded on October 19, 2005, in Book 1141, Page 601, Instrument No. 05138411, in the Register's Office for Hamblen County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Hamblen County Register's Office. Default in the performance of the covenants, terms, and conditions of said Deed of Trust has been made; and the entire indebtedness has been declared due and payable.

Party entitled to enforce the debt: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R11

Other interested parties: None

The hereinafter described real property located in Hamblen County will be sold to the highest call bidder subject to all unpaid taxes, prior liens and encumbrances of record:

Legal Description: SITUATED, LYING and BEING in the First Civil District of Hamblen, County, Tennessee, and within the corporate limits of the Town of Morristown, Tennessee, and being known and designated as all of Lot No. 14 in Block "B" in what is known as SHERWOOD FOREST SUBDIVISION, a Subdivision to the Town of Morristown, Tennessee, as shown by Plat of said Subdivision of record in Plat Book 4 at Page 3 in the Register's Office of Hamblen County, Tennessee, and being more particularly bounded and described as follows, to-wit:

BEGINNING at the point of intersection of the South line of Union Street with the West line of West Jackson Circle; thence along the West line of West Jackson Circle South 12 deg. 04 min. East 138.9 feet to a point in the said Western line of West Jackson Circle, said point also marking the common corner between the property herein described and property belonging to Helton; thence along the common dividing line between the property herein described and property belonging to Helton South 64 deg. 15 min. West 77.1 feet to a point, said point marking a common corner between Lots 13 and 14 in said Block of said Subdivision; thence along the common dividing line between Lots 13 and 14 North 25 deg. 45 min. West 135 feet to a point in the Southern line of Union Street; thence along the Southern line of Union Street North 64 deg. 15 min. East 110 feet to a point at the intersection of the South line of Union Street with the west line of West Jackson Circle, the point or place of BEGINNING, as shown by survey of W.H. Brittain, Engineer, Hamblen County, Tennessee, bearing date December 4, 1964, said premises are improved with dwelling house fronting on Union Street and

Also being the same property conveyed to Thalia Dalton and husband, Carl Dalton by Quitclaim Deed from Thalys S. Morton (a/k/a Thalia Dalton) filed for record simultaneously herewith in Book 1141, page 595, Register's Office for Hamblen County, Tennessee. Also see 1141/598

Street Address: The street address of the property is believed to be 505 Union Avenue, Morristown, TN 37813, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

Map/Parcel Number: 042H-D-015.00-000

Current owner(s) of Record: Thalia Dalton and Carl Dalton

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes and assessments; any restrictive covenants, easements or setback lines that may be applicable; rights of redemption, equity, statutory or otherwise, not otherwise waived in the Deed of Trust, including rights of redemption of any government agency, state or federal; and any and all prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this Foreclosure Sale.

THE PROPERTY IS SOLD WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO TITLE, MARKETABILITY OF TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE AND FITNESS FOR A GENERAL OR PARTICULAR USE OR PURPOSE. The title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

The right is reserved to postpone or adjourn the sale to another specified time certain or to another date, time, and location

certain, without further newspaper publication upon announcement by posting with the third-party internet posting company and announced on the date, time, and location of sale set forth above or any subsequent postponed or adjourned date, time, and location of sale; provided, however if the sale is postponed or adjourned for less than five (5) days after the original sale, announcement by internet posting is not required.

If you purchase a property at the foreclosure sale, the entire purchase price is due and payable at the conclusion of the auction in the form of a certified check made payable to or endorsed to Padgett Law Group. No personal checks will be accepted. To this end, you must bring sufficient funds to outbid the lender and any other bidders. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser at the time the foreclosure deed is delivered.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time.

This Notice of Sale has been posted by Capital City Posting and can be viewed online at CapitalCityPostings.com.

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