

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on September 10, 2026, at or about 2:00 PM, local time, at the front entrance of the McMinn County Courthouse, 6 East Madison Avenue, Athens, TN 37303, pursuant to the Deed of Trust executed by Jack L. Wilson, and wife Barbara Wilson, to Wesley D. Turner, as Trustee for Ameriquest Mortgage Company dated October 4, 2005, and recorded in Book 814, Page 390, Instrument Number 92098, in the Register's Office for McMinn County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the McMinn 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: Gwain Jansen Wilson, Warren Anson Wilson, Genera Energy, Inc., Lendmark Financial Services, LLC; Estate/Unknown Heirs of Jack L. Wilson

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

Legal Description: All the following described premises, to-wit,

SITUATED IN THE THIRD CIVIL DISTRICT OF MCMINN COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NIOTA ROAD, THENCE RUNNING IN A NORTHWESTERLY DIRECTION 553 FEET WITH THE NIOTA ROAD TO AN IRON PIN; THENCE IN A NORTHEASTERLY DIRECTION WITH ROBINSON LINE 166 FEET TO AN IRON PIN CORNER; THENCE IN A SOUTHEASTERLY DIRECTION WITH WILSON LINE 255 FEET TO AN IRON PIN CORNER; THENCE IN A SOUTHWESTERLY DIRECTION WITH WILSON LINE 99 FEET TO IRON PIN; THENCE RUNNING IN A SOUTHEASTERLY DIRECTION WITH WILSON LINE 339 FEET BACK TO THE BEGINNING CORNER.

BEING THE SAME PROPERTY CONVEYED TO JACK L. WILSON AND WIFE, BARBARA WILSON HEREIN BY DEED OF RECORD IN THE REGISTER'S OFFICE FOR MCMINN COUNTY, TENNESSEE, IN W.D. BOOK 7-R, PAGE 544.

Street Address: The street address of the property is believed to be 801 County Road 422, Englewood, TN 37329, 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: 059-096.00-000

Current owner(s) of Record: Barbara Wilson

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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