

## **SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Sale at public auction will be on September 3, 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 TIM TRENT AND WIFE, ANGELA TRENT, to WESLEY D. TURNER, as Trustee for ARGENT MORTGAGE COMPANY, LLC dated September 26, 2005, and recorded in Book 1140, Page 359, 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 Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W5

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: A certain tract or parcel of land located in Hamblen County, Tennessee, described as follows to-wit:

Situate in the Third Civil District of Hamblen County, Tennessee, bounded and described as follows: Being Lot No. 19 in Lakemoore Subdivision as shown by plat of record in the Register's Office for Hamblen County, Tennessee in Plat Book 3, page 39, to which plat reference is here made for a further description.

Being the same property conveyed to Tim Trent and wife, Angela Trent from Rosa Trent by Quitclaim Deed dated January 29, 2003 and recorded February 18, 2003 in Book 933, page 254, Register's Office for Hamblen County.

This conveyance is subject to Restrictions of record in Book 113, page 107 and all matters of record on plat in Plat Book 3, page 39, Register's Office for Hamblen County.

Street Address: The street address of the property is believed to be 2608 Lakemoore Drive, Morristown, TN 37814, 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: 025A-A-010.00

Current owner(s) of Record: TIM TRENT AND ANGELA TRENT

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 can be viewed online by Capital City Posting at [capitalcitypostings.com](http://capitalcitypostings.com).**

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