

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Sale at public auction will be on April 30, 2026, at or about 10:00 AM, local time, at the Blount County Courthouse, 345 Court Street, Maryville, TN 37804, pursuant to the Deed of Trust executed by Kim Dittus and John Dittus, to FIDELITY NATIONAL TITLE, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Planet Home Lending, LLC, its successors and assigns dated March 12, 2020, and recorded in Book 2586, Page 957, Instrument Number 870484, in the Register's Office for Blount County, Tennessee ("Deed of Trust"), conducted by Padgett Law Group, having been appointed Substitute Trustee, all of record in the Blount 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: Planet Home Lending, LLC

Other interested parties: Republic Finance; Fox Subdivision Homeowner's Association

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

Legal Description: All that certain Tract or parcel of land in Blount County, State of Tennessee. described as follows, to wit:

Situate in District No. 13 of Blount County, Tennessee. and being all of Lot No. 5 of Fox Run Subdivision. Phase 1. as shown by map of same of record in Map File 1568B in the Register's Office for Blount County, Tennessee, to which map specific reference is hereby made for a more particular description thereof.

****FOR INFORMATIONAL PURPOSES ONLY****

The improvements thereon being known as: 1425 Foxfire Circle. Seymour. TN 37865.

BEING the same property conveyed to John Dittus and Kim Dittus from Roger L. McGee and Christa H. McGee by Warranty Deed dated December 15. 2005 and recorded December 19. 2005 as Book 2088. Page 2484 Instrument No. in the Land Records of Blount County, TN

Street Address: The street address of the property is believed to be 1425 Foxfire Circle, Seymour, TN 37865, 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: 012N A 004.00

Current owner(s) of Record: John Dittus and wife, Kim Dittus

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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