NOTICE OF TRUSTEE'S FORECLOSURE SALE

Sale at public auction will be on November 24, 2026 at 2:00 p.m., local time at the usual and customary location at the Front Entrance at The Grundy County Courthouse, 68 Cumberland, Altamont, TN 37301, pursuant to the Deed of Trust executed by Benny J. Ploutz and Callie M. Ploutz for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for American Pacific Mortgage Corporation, its successors and assigns, as Beneficiary, dated June 25, 2024, of record in Book 1157 and or Page 1918, in the Registers Of Deeds Office for Grundy County, Tennessee, ("Deed of Trust"), conducted by James E. Albertelli, P.A. d/b/a ALAW, a Florida corporation duly authorized to conduct business in Tennessee, having been appointed Trustee, all of record in the Register of Deeds Office for Grundy County, Tennessee. 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: LAKEVIEW LOAN SERVICING, LLC
Other Interested Parties: Occupants.

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

LAND IN GRUNDY COUNTY, TENNESSEE, BEING LOT 6 ON THE PLAN OF QUAIL MEADOWS SUBDIVISION OF RECORD IN PLAT CABINET 2, PAGE 441, AND PLAT CABINET 2, PAGE 573, IN THE REGISTER'S OFFICE FOR GRUNDY COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY CONSISTING OF 4.55 ACRES MORE OR LESS.
BEING THE SAME PROPERTY CONVEYED TO BENNY J. PLOUTZ AND CALLIE M. PLOUTZ, HUSBAND AND WIFE BY WARRANTY DEED FROM DAVID J. SCIOSCIA AND TERRI L. SCIOSCIA DATED 06/24/2024 AND RECORDED 07/02/2024 IN RECORD BOOK 1157, PAGE 1915 IN THE RECORDER'S OFFICE OF GRUNDY COUNTY, TENNESSEE.

Street Address: The street address of the property is believed to be 317 Quail Dr, Altamont, TN 37301, 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: 029 012 06 000

Current owner(s) of the property: Benny J. Ploutz and Callie M. Ploutz

This sale is subject to all matters shown on any applicable recorded Plat or Plan; and 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 right of redemption of any governmental 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 Trustee.

The right is reserved to adjourn the sale to another time certain or to another day, time, and place certain, without further publication upon announcement on the day, time, and place of sale set forth above or any subsequent adjourned day, time, and place of sale.

If you purchase the 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 Albertelli Law Trust Account. 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 Trustee at any time.

THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

James E. Albertelli, P.A. d/b/a ALAW,
Trustee
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