

**NOTICE OF MORT-
GAGE FORECLOS-
URE SALE**

STATE OF ALABAMA
COUNTY OF DEKALB
Default having been
made of the terms of
the loan documents se-
cured by that certain
mortgage executed by
Brian Hargrave, an un-
married man, to Mort-
gage Electronic Regis-
tration Systems, Inc.,
as mortgagee, as nom-
inee for
LoanDepot.com, LLC,
its successors and as-
signs dated June 24,
2022; said mortgage
being recorded on July
1, 2022 in Deed Book
5002, Page 11312 as
having been modified
by an agreement recor-
ded in Deed Book
5004, Page 152, in the
Office of the Judge of
Probate of DeKalb
County, Alabama. Said
Mortgage was last sold,
assigned and trans-
ferred to
loanDepot.com, LLC by
assignment recorded in
Deed Book 4003, Page
4966, in the Office of
the Judge of Probate of
DeKalb County,
Alabama. The under-
signed, loanDepot.com,
LLC, under and by vir-
tue of the power of sale
contained in said mort-
gage, will sell at public
outcry to the highest
bidder for cash before
the main entrance of
the Court House in
DeKalb County,
Alabama during the
legal hours of sale
(between 11am and
4pm), on November 19,
2025 the following
property, situated in
DeKalb County,
Alabama, to-wit: Com-
mence at an iron pipe
marking the NW corner
of the NE 1/4 of the NE
1/4 of Section 9, Town-
ship 6 S, Range 8 E of
the Huntsville Meridian
and proceed S 01°09'
W along the W bound-
ary of said 1/4-1/4 for a
distance of 446.4 ft. to
a point in the center of
an unpaved DeKalb
County Road, said
point being the point of
beginning; thence con-
tinue S 01°09' W along
the W boundary of said
1/4-1/4 for a distance of
344.2 ft. to a point on
the Northern right of
way boundary of
DeKalb County Road
108 (80' ROW); thence
proceed S 69°43' E
along the chord of a
curve to the right mark-
ing the Northern ROW
boundary of said
County Road 108 for a
distance of 251.4 ft to a
point in the center of
previously mentioned
unpaved County Road;
thence proceed N
27°58' W along the
center of said road for a
distance of 488.3 ft. to
the point of beginning.
Said parcel of land ly-
ing in the NE 1/4 of the
NE 1/4 of Section 9,
Township 6 S, Range 8
E, DeKalb County,
Alabama. Said prop-
erty is commonly
known as 1033 Oak
Grove Rd, Rainsville,
AL 35986. Should a
conflict arise between
the property address
and the legal descrip-
tion, the legal descrip-
tion will control. Said
property will be sold
subject to any out-
standing ad valorem
taxes (including taxes
which are a lien, but not
yet due and payable),
the right of redemption
of any taxing authority,
all outstanding liens for
public utilities which
constitute liens upon
the property, any mat-
ters which might be dis-
closed by an accurate
survey and inspection
of the property, any as-
sessments, liens, en-
cumbrances, ease-
ments, rights-of-way,
zoning ordinances, re-
strictions, special as-
sessments, covenants,
the statutory right of re-
demption pursuant to
Alabama law, and any
matters of record in-
cluding, but not limited
to, those superior to
said Mortgage first set
out above. Said prop-
erty will be sold on an
"as-is" basis without
any representation,
warranty or recourse
against the above-
named or the under-
signed. The successful
bidder must present
certified funds in the
amount of the winning
bid at the time and
place of sale. Alabama
law gives some per-
sons who have an in-
terest in property the
right to redeem the
property under certain
circumstances. Pro-
grams may also exist
that help persons avoid
or delay the foreclos-
ure process. An attor-
ney should be consul-
ted to help you under-
stand these rights and
programs as a part of
the foreclosure pro-
cess. The sale will be
conducted subject (1)
to confirmation that the
sale is not prohibited
under the U.S. Bank-
ruptcy Code and (2) to
final confirmation and
audit of the status of
the loan with the hold-
er of the Mortgage.
LOANDEPOT.COM,
LLC as holder of said
mortgageMcCalla Ray-
mer Leibert Pierce, LLP
505 20th Street N,
Suite 1775 Birming-
ham, AL 35203 Tele-
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www.foreclosurehot-
line.net

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