

Notice Of Foreclosure

Default having been made in the payment of the indebtedness secured by that certain mortgage dated 03/20/2024, executed by Kuykendall Farms LLC, which mortgage was Recorded on 03/25/2024 as Book No. 5004 and Page No. 4027, of the mortgage records in the Office of the Judge of Probate of DeKalb County, Alabama, notice is hereby given that pursuant to law and the power of sale contained in said mortgage, the undersigned will sell at public outcry, to the highest bidder for cash, in front of the main entrance to the DeKalb County Courthouse, during the legal hours of sale on 08/20/2026, the following described real estate, situated in DeKalb County, Alabama, to-wit: The Land Referred To Herein Below Is Situated In The County Of DeKalb, State Of Alabama, And Is Described As Follows: A Tract Or Parcel Of Land Containing 26.92 Acres Located In The NW $\frac{1}{4}$ Of The SE $\frac{1}{4}$ And The NE $\frac{1}{4}$ Of The SW $\frac{1}{4}$, Section 33, Township 8 South, Range 6 East, Huntsville Meridian, DeKalb County, Alabama, And More Particularly Described As Follows: Commence At A Capped Steel Rod In Pavement Of DeKalb County Road 28 At The Northeast Corner Of The NW $\frac{1}{4}$ Of The SE $\frac{1}{4}$ Of Said Section 33, Thence North 89 Degrees 58'41" West 325.83 Feet To An Iron Set (This Iron And All Irons Hereafter Referred To As "Set" Are 5/8-Inch Diameter Steel Rods With Red Plastic Cap Stamped AL. GEO. INC CA-0223-LS), The Point Of Beginning; Thence Continue North 89 Degrees 58'41" West 139.77 Feet To An Iron Set; Thence South 01 Degrees 39'17" West 334.87 To An Iron Set; Thence North 89 Degrees 38'43" West 966.23 Feet To An Iron Set; Thence South 00 Degrees 33'11" East 994.79 Feet To An Iron Set On The South Line Of The NE $\frac{1}{4}$ Of The SW $\frac{1}{4}$; Thence South 89 Degrees 31'05" East Along The South Lines Of Said NE $\frac{1}{4}$ Of The SW $\frac{1}{4}$ And The NW $\frac{1}{4}$ Of The SE $\frac{1}{4}$ A Distance Of 1,134.30 Feet To A 28-Inch Diameter Gum Tree; Thence North 01 Degrees 12'17" West 1,338.72 Feet To An Iron Set, The Point Of Beginning. Also, Subject To And Rights Thereto, A 20-Foot Non Exclusive Easement For Ingress, Egress And Utilities; Said Easement Begins On The North Line Of Said NW $\frac{1}{4}$ Of The SE $\frac{1}{4}$ At The Northeast Corner Of Above Described Tract And Extends West To The West Line Of Above Described Tract; Said Easement Lies South Of, Parallel With And Contiguous With The North Boundary Of Said NW $\frac{1}{4}$ Of The SE $\frac{1}{4}$. (B-18320; CCL) This sale is made for the purpose of paying the indebtedness secured by said mortgage as well as expenses of foreclosure. This property will be sold on an "as is, where is" basis, subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the office of the Judge of Probate of the County where the above-described property is situated. This property will be sold without warranty or recourse, expressed or implied as to condition, title, use and/or enjoyment and will be sold subject to the right of redemption of all parties entitled thereto. Alabama law gives some persons who have an interest in the property the right to redeem under certain circumstances. Programs may also exist that help persons avoid or delay the foreclosure process. An attorney should be consulted to help you understand these rights and programs as part of the foreclosure process. The successful bidder must tender full funds at the conclusion of the sale in the form of a certified check made payable or endorsed to Barrett Daffin Frappier Turner & Engel, LLP. 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. Barrett Daffin Frappier Turner & Engel, LLP reserves the right to award the bid to the next highest bidder should the highest bidder fail to timely tender the total amount due. Live Oak Banking Company Barrett Daffin Frappier Turner & Engel, LLP 4004 Belt Line Road, Suite 100, Addison, Texas 75001 Telephone: (972) 341-5398. The Times Journal July 29, 2026 August 5, 12, 2026