

MORTGAGE FORE-
CLOSURE SALE
Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Harold Dean Mitchell and wife, Martha Mitchell aka Evelyn P. Mitchell aka Martha E. P. Mitchell, originally in favor of Mortgage Electronic Registration Systems, Inc. as nominee for American Advisors Group. its successors and assigns., on December 20, 2011, said mortgage recorded in the Office of the Judge of Probate of DeKalb County, Alabama, in MTG Book 1764 Page 87; the undersigned GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1, as Mortgagee/Transferee, under and by virtue of the power of sale contained in said mortgage, will sell at public outcry to the highest bidder for cash, in front of the main entrance of the Courthouse at Fort Payne, DeKalb County, Alabama, on October 29, 2026, during the legal hours of sale, all of its rights, title, and interest in and to the following described real estate, situated in DeKalb County, Alabama, to-wit: Commencing at the SW corner of the SE 1/4 of the SE 1/4 of Section 30, Township 5 South, Range 8 East of the Huntsville Meridian and run North 1 degree 00 minutes East along the forty line 1461.1 feet to the Point of Beginning; thence continue North 1 degree 00 minutes East 233.1 feet; thence run South 80 degrees 55 minutes 30 seconds West 10.0 feet; thence run North 30 degrees 33 minutes 30 seconds East 14.1 feet; thence run North 79 degrees 53 minutes 25 seconds East 140.8 feet to the West right of way (80 foot ROW) line of County Road No. 85; thence run South 17 degrees 57 minutes 35 seconds East along said road right of way 126.7 feet; thence run South 24 degrees 13 minutes East 165.6 feet; thence run North 89 degrees 15 minutes West 247.0 feet to the Point of Beginning and containing 1.07 acres, more or less. The hereinabove described property being one and the same as described in mortgage recorded in MTG Book 1764 Page 87 and deed recorded in RE Book 759 Page 134.. Property street address for informational purposes: 4981 County Road 85 , Fort Payne, AL 35968. THIS PROPERTY WILL BE SOLD ON AN "AS IS, WHERE IS" BASIS, WITHOUT WARRANTY OR RECOURSE, EXPRESSED OR IMPLIED AS TO 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 property the right to redeem the property 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 a part of the foreclosure process. This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expenses of foreclosure. The successful bidder must tender certified funds in the amount of the winning bid made payable to Tiffany & Bosco, P.A. at the time and place of the sale. The sale will be conducted subject to: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation with the Mortgagee/Transferee, and if applicable, (3) collection of purchaser information needed to comply with the reporting requirements under the Financial Crimes Enforcement Network's Residential Real Estate Reporting Rule (31 C.F.R. Part 1031) and reimbursement of any fees and expenses incurred as a result of the collection of such information. The Mortgagee/Transferee and Tiffany & Bosco, P.A. shall not be liable for any damages whatsoever. If the sale is set aside for any reason, the purchaser at the sale shall be only entitled to a return of the bid amount. The Mortgagee/Transferee reserves the right to bid for and purchase the real estate and to credit its purchase price against the expenses of sale and the indebtedness secured by the real estate. This sale is subject to postponement or cancellation. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1, ("Transferee") Tiffany & Bosco, P.A., 2501 20th Place South, Suite 300, Homewood, AL 35223 www.tblaw.com TB File Number: 25-12869-KO-AL.
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