

MORTGAGE FORE-

CLOSURE NOTICE

Default having been made in the terms of that certain Mortgage, executed on February 17, 2023, by Bradford Keith Langston and Dawn Langston, Husband and Wife, as Mortgagor(s), to Mortgage Electronic Registration Systems, Inc., as nominee for CrossCountry Mortgage, LLC., its successors and assigns as Mortgagee, which said Mortgage is recorded in the Office of the Judge of Probate, DeKalb County, Alabama, in MORTGAGE Book 5003 at Page 2211 on February 23, 2023, and subsequently assigned to CrossCountry Mortgage, LLC, and recorded in the Office of the Judge of Probate in DeKalb County, Alabama, in Book 4005 at Page 6473 on December 5, 2025 and default having continued under the terms of said Mortgage, and by virtue of Alabama Code Section 35-10-3 and 35-10-2, the following described real property will be sold at public outcry, for cash, to the highest bidder, in front of the Courthouse door of said County, during the legal hours of sale, on February 3, 2026. PROPERTY ADDRESS: 77 CARTER STREET, RAINSVILLE, AL 35986. Begin at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 6 South, Range 8 East, DeKalb County, Alabama; thence run North 00 deg 17 minutes 30 seconds West along the West boundary of said quarter-quarter a distance of 154.1 feet to a point; thence run North 81 deg 57 minutes 30 seconds East a distance of 251.1 feet to a point; thence run South 12 degrees 41 minutes 00 seconds East a distance of 191.8 feet to a point on the South boundary of said quarter-quarter; thence South 89 deg 35 minutes 30 seconds West to the Point of Beginning. Parcel Number: 15-04-17-0-001-012.000; PIN: 14112 Source of Title: Deed Book 897, Page 68. Subject to all easements, restrictions and reservations appearing of record. Said sale will also be made subject to any Federal Tax Liens and/or Special Assessments of any nature, if any, which might adversely affect the title to the property. 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. The property is being sold "as is, where is." Said property is sold without warranty or recourse, expressed or implied as to title, use or enjoyment. This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expenses of foreclosure. This sale is subject to postponement or cancellation. Kent D. McPhail, McPhail Sanchez, LLC., Counsel for Mortgagee/Transferee, 126 Government Street, Mobile, AL 36602, 251-438-2333.

The Times Journal
December 31, 2025
January 7, 14, 2026