

MORTGAGE FORECLOSURE NOTICE

DEFAULT HAVING BEEN MADE in the payment of the indebtedness secured by that certain Real Estate Mortgage executed by Roman McBrayer and wife, Kaitlyn McBrayer, the mortgagors, to First State Bank of DeKalb County, the mortgagee, which mortgage was recorded on June 26, 2018 in Mortgage Book 2232, Page 6025 in the Office of the Judge of Probate of DeKalb County, Alabama; and DEFAULT HAVING BEEN MADE in the payment of the indebtedness secured by that certain Additional Advance to be Secured by Mortgage executed by Roman McBrayer and wife, Kaitlyn McBrayer, the mortgagors, to First State Bank of DeKalb County, the mortgagee, the notice of which was recorded on October 5, 2018 in Mortgage Book 2232, Page 11299 in the Office of the Judge of Probate of DeKalb County, Alabama; and DEFAULT HAVING BEEN MADE in the payment of the indebtedness secured by that certain Real Estate Purchase Money Mortgage executed by Roman McBrayer and wife, Kaitlyn McBrayer, the mortgagors, to First State Bank of DeKalb County, the mortgagee, which mortgage was recorded on April 16, 2021, in Mortgage Book 5001, Page 7884 in the Office of the Judge of Probate of DeKalb County, Alabama; and DEFAULT HAVING BEEN MADE in the payment of the indebtedness secured by that certain Additional Advance to be Secured by Mortgage executed by Roman McBrayer and wife, Kaitlyn McBrayer, the mortgagors, to First State Bank of DeKalb County, the mortgagee, the notice of which was recorded on April 16, 2021 in Mortgage Book 5001, Page 7886 in the Office of the Judge of Probate of DeKalb County, Alabama; and DEFAULT HAVING BEEN MADE in the payment of the indebtedness secured by that certain Mortgage executed by Roman McBrayer and wife, Kaitlyn McBrayer, the mortgagors, to First State Bank of DeKalb County, the mortgagee, which mortgage was recorded on September 17, 2021 in Mortgage Book 5001, Page 18621 in the Office of the Judge of Probate of DeKalb County, Alabama; and DEFAULT HAVING BEEN MADE in the payment of the indebtedness secured by that certain Additional Advance to be Secured by Mortgage executed by Roman McBrayer and wife, Kaitlyn McBrayer, the mortgagors, to First State Bank of DeKalb County, the mortgagee, the notice of which was recorded on October 31, 2022 in Mortgage Book 5002, Page 18680 in the Office of the Judge of Probate of DeKalb County, Alabama; AND DEFAULT CONTINUING, notice hereby is given that under the power of sale contained in said mortgages, I will, on behalf of First State Bank of DeKalb County, proceed to sell on November 30, 2026, during the legal hours of sale; to-wit: 11:00 o'clock a.m. to 4:00 o'clock p.m., in front of the main entrance door to the DeKalb County Courthouse in Fort Payne, Alabama, to the highest, best, and last bidder for cash, the following described real estate situated in DeKalb County, Alabama, and described as follows: A Tract of land containing 4.31 acres, more or less, located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 5 South, Range 10 East and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 6 South, Range 10 East of the Huntsville Meridian, DeKalb County, Alabama. Which tracts are more particularly described as follows: Commencing at a 5/8 inch capped pin found marking the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 31, thence run North 00 degrees 59 minutes 01 seconds West along the West boundary line of said forty for 191.63 feet to an iron pin set (iron pin set in this description represents a $\frac{1}{2}$ inch capped rebar set stamped "Nowak #31835"), said rebar marking the point of beginning. Thence from said point of beginning continue running North 00 degrees 59 minutes 01 seconds West along the West boundary line of said forty for 191.63 feet to an iron pin set; thence leaving said forty line run South 68 degrees 33 minutes 34 seconds East for 940.45 feet to an iron pin set; thence South 32 degrees 11 minutes 04 seconds West for 222.07 feet to an iron pin set; thence South 65 degrees 42 minutes 53 seconds East for 171.15 feet to a $\frac{1}{2}$ inch iron pin set on the Northwesterly ROW line of DeKalb County Road #137 (100 foot ROW); thence South 32 degrees 11 minutes 04 seconds West for 60.57 feet to a point; thence North 65 degrees 42 minutes 53 seconds West for 222.83 feet to a point; thence North 24 degrees 17 minutes 07 seconds East for 60 feet; thence North 65 degrees 42 minutes 53 seconds West for 766.97 feet to the point of beginning. Parcel Number 10-09-31-0-001-036.007; PIN 64272 & Parcel Number 13-03-06-0-000-002.002; PIN 67750. Source Deed: Book 3000, p. 1011. ALSO: A tract of land depicted as Tract "3A" on that certain "Boundary Survey for Tony Goolesby" dated February 3, 2018 by Nowak Land Surveying, LLC, containing 4.57 acres, more or less, located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 5 South, Range 10 East and in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 6 South, Range 10 East of the Huntsville Meridian, DeKalb County, Alabama, which tract of land is more particularly described as follows: Beginning at a 5/8 inch capped pin found marking the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 31; thence run North 00 degrees 59 minutes 01 seconds West along the West boundary line of said forty a distance of 191.63 feet to an iron pin set (Iron pin set in this description represents a $\frac{1}{2}$ inch capped rebar set stamped "Nowak #31835"); Thence leaving said forty line run South 65 degrees 42 minutes 53 seconds East a distance of 766.97 feet to a point; thence run South 24 degrees 17 minutes 07 seconds West a distance of 60.00 feet to a point; thence run South 65 degrees 42 minutes 53 seconds East a distance of 222.83 feet to a point on the Northwesterly Right of Way line of DeKalb County Road Number 137 (100 foot Right of Way); thence run South 32 degrees 11 minutes 04 seconds West along said Right of Way line a distance of 224.94 feet to an iron pin set on the Northeasterly boundary line of property now or formerly owned by Sarah Sawyer Collins; thence leaving said Right of Way line run North 58 degrees 35 minutes 52 seconds West along the Northeasterly boundary line of said Collins property a distance of 883.90 feet to the point of beginning. Parcel Number 10-09-31-0-001-036.008; PIN 64273. Parcel Number 13-03-06-0-000-002.001; PIN 64274. Said sale is for the purpose of securing payment of the indebtedness secured by said Mortgage, together with the costs of foreclosure sale.

****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 tide or delay the foreclosure process. An attorney should be consulted in the matter and the rights and programs as a part of the foreclosure process. Nikki Parrish Scott, Attorney at Law, LLC, Attorney for Mortgage NIKKI PARRISH SCOTT, P.O. BOX 680639 (35968), 411 ALABAMA AVENUE SOUTH WEST, FORT PAYNE, ALABAMA 35967 (256) 845-7000.**

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