

NOTICE OF SALE
UNDER POWER
FORECLOSURE
NOTICE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Mortgage from GLENN GREESON AND KATHRYN GREESON, A MARRIED COUPLE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR ROCKET MORTGAGE, LLC, on the 28th day of June, 2024, said mortgage recorded in the Office of the Judge of Probate of DeKalb County, Alabama, on July 3, 2024, in Deed/Mortgage Book 5004, Page 9462, DeKalb County, Alabama Records, said Mortgage having subsequently been transferred and assigned to Rocket Mortgage, LLC, by instrument recorded in the aforesaid Probate Office; notice is hereby given that the undersigned Rocket Mortgage, LLC, 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 at the front steps to the DeKalb county courthouse located at 300 Grand Avenue SW, Fort Payne, AL 35967 in Fort Payne, DeKalb County, Alabama, on November 16, 2026, during the legal hours of sale, all of its right, title, and interest in and to the following described real estate, situated in DeKalb County, Alabama, to-wit: LAND SITUATED IN THE COUNTY OF DEKALB IN THE STATE OF AL. COMMENCE AT A FENCE CORNER MARKING THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 8 EAST OF THE HUNTSVILLE MERIDIAN AND PROCEED SOUTH 89 DEGREES 25 MINUTES EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION 7 FOR A DISTANCE OF 96.0 FEET TO AN EXISTING ONE-HALF INCH SQUARE IRON PIN; THENCE PROCEED NORTH 00 DEGREES 42 MINUTES EAST, FOR A DISTANCE OF 456.0 FEET TO AN EXISTING ONE-HALF INCH SQUARE IRON PIN; SAID POINT BEING THE POINT OF BEGINNING; THENCE PROCEED NORTH 89 DEGREES 25 MINUTES WEST, FOR A DISTANCE OF 96.0 FEET TO THE WEST BOUNDARY OF SAID SECTION 7; THENCE PROCEED NORTH 00 DEGREES 42 MINUTES EAST ALONG THE WEST BOUNDARY OF SAID SECTION 7 FOR A DISTANCE OF 246.80 FEET TO THE SOUTHEAST RIGHT OF WAY BOUNDARY OF DEKALB COUNTY RD. NO. 44 (80 FOOT RIGHT OF WAY); THENCE PROCEED NORTH 61 DEGREES 16 MINUTES EAST ALONG THE SOUTHEAST RIGHT OF WAY BOUNDARY OF SAID COUNTY ROAD FOR A DISTANCE OF 141.80 FEET, TO AN IRON PIN SET WITH CAP (PLS#11568); THENCE LEAVING SAID RIGHT OF WAY BOUNDARY PROCEED SOUTH 22 DEGREES 52 MINUTES EAST ALONG A FENCE FOR A DISTANCE OF 173.08 FEET TO A FENCE CORNER; THENCE PROCEED SOUTH 00 DEGREES 03 MINUTES WEST FOR A DISTANCE OF 156.50 FEET TO AN IRON PIN SET WITH CAP (PLS#11568); THENCE PROCEED NORTH 89 DEGREES 25 MINUTES WEST FOR A DISTANCE OF 98.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 8 EAST, IN DEKALB COUNTY, ALABAMA, AND CONTAINING 1.17 ACRES, MORE OR LESS. Said legal description being controlling, however the property is more commonly known as 4203 COUNTY ROAD 44, FORT PAYNE, AL 35968. 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 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 in the county where the above-described property is situated. This property will be sold subject to the right of redemption of all parties entitled thereto and subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable). This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expenses of foreclosure. 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, and to purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale. Rocket Mortgage, LLC, Mortgagee/Transferee. THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Rubin Lublin, LLC, Attorney for Mortgage/Transferee, 3145 Avon Ridge Place, Suite 100, Peachtree Corners, GA 30071, Telephone Number: (877) 813-0992 Case No. NAT-26-04236-1. The Times Journal, October 7, 14, 21, 2026