

## **MORTGAGE FORE- CLOSURE SALE.**

Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Pedro Francisco and spouse, Juana Juan De Francisco, originally in favor of Compass Bank, on August 29, 2005, said mortgage recorded in the Office of the Judge of Probate of DeKalb County, Alabama, in Mortgage Book 1331 Page 193; with Modification Agreement recorded on September 17, 2007 in Mortgage Book 1494 Page 192; the undersigned PNC Bank, National Association, successor by merger to BBVA USA, formerly known as Compass Bank, 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 November 6, 2025, 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: Lot 6 in Block 2 of the Green Addition to the City of Fort Payne, Alabama, a plat of which is recorded in the Office of the Judge of Probate of DeKalb County, Alabama, to which plat reference is hereby made for a particular description of the property herein conveyed.. Property street address for informational purposes: 903 Godfrey Ave Ne , Fort Payne, AL 35967. 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 a non-refundable deposit of Five Thousand Dollars (\$5,000.00) in certified funds made payable to Tiffany & Bosco, P.A. at the time and place of the sale. The balance of the purchase price plus any deed recording costs and transfer taxes must be paid in certified funds by noon the next business day at the Law Office of Tiffany & Bosco, P.A. at the address indicated below. Tiffany & Bosco, P.A. reserves the right to award the bid to the next highest bidder should the highest bidder fail to timely tender the total amount due. 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. PNC Bank, National Association, successor by merger to BBVA USA, formerly known as Compass Bank, ("Transferee") Tiffany & Bosco, P.A., 2501 20th Place South, Suite 300, Homewood, AL 35223 [www.tblaw.com](http://www.tblaw.com) TB File Number: 25-08980-PN-AL

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