MORTGAGE FORECLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain mortgage executed on January 25, 2016 by Bobby W. Florence, unmarried man, originally in favor of Regions Bank d/b/a Regions Mortgage, and recorded in MTG Book 2130 at Page 198 on February 5, 2016, in the Office of the Judge of Probate of Dekalb County, Alabama. LOGS Legal Group LLP, as counsel for Mortgagee or Transferee and under and by virtue of power of sale contained in the said mortgage will, on January 14, 2026, sell at public outcry to the highest bidder at the main entrance of the Dekalb County, Alabama, Courthouse in the City of Fort Payne, during the legal hours of sale, the following real estate situated in Dekalb County, Alabama, to wit: Twenty acres of land located in the Northeast Quarter of the Southeast Quarter of Section 1, Township 5 South, Range 9 East, DeKalb County, Alabama, described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 1, Township 5 South, Range 9 East and run North 1320 feet to the Northeast corner of said forty; thence run West 495 feet to a corner, thence diagonally in a Southwest direction to a point on the South boundary line of said forty 495 feet East of the Southwest corner of said forty; thence East to the point of beginning. Also a right-of-way 20 feet in width for the purpose of ingress and egress the centerline of which is described as follows: Beginning at the SE corner of the NE 1/4 of the SE 1/4 of Section 1, Township 5 South, Range 9 East, and run North along the East quarter line for a distance of 1320 feet and to an established corner of said forty; thence turn Westerly along the North quarter line for a distance of 445 feet and to an established corner and the SE corner of said right-of-way; thence run North for a distance of 10 feet and to the centerline of said right-of-way and the point of beginning; thence turn West and parallel to the North quarter line for a distance of 670 feet and to the West margin of Highway #117. Said right-of-way being 20 feet in width and 670 feet in length. Containing .308 acres, more or less. Situated in DeKalb County, Alabama. For informational purposes only, the property address is: 15012 Alabama Highway 117, Henagar, AL 35768. ANY PROPERTY ADDRESS PROVIDED IS NOT PART OF THE LEGAL DESCRIPTION OF THE PROPERTY SOLD HEREIN AND IN THE EVENT OF ANY DISCREPANCY, THE LEGAL DESCRIPTION REFERENCED HEREIN SHALL CONTROL. This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expenses of foreclosure. Furthermore, the property to be offered pursuant to this notice of sale is being offered for sale, transfer and conveyance AS IS, WHERE IS. Neither the mortgagee, nor the officers, directors, attorneys, employees, agents or authorized representative of the mortgagee make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property offered for sale. Any and all responsibilities or liabilities arising out of or in any way relating to any such condition, including those suggested by Code of Ala. (1975) § 35-4-271, expressly are disclaimed. This sale is subject to all prior liens and encumbrances and unpaid taxes and assessments including any transfer tax associated with the foreclosure. The successful bidder must tender a non-refundable deposit of Five Thousand Dollars and no/100 ($5,000.00) in certified or cash funds at the time and place of the sale. The balance of the purchase price must be paid in certified funds by close of business on the next business day thereafter at the Law Office of LOGS Legal Group LLP at the address indicated below. LOGS Legal Group LLP reserves the right to award the bid to the next highest bidder, or to reschedule the sale, should the highest bidder fail to timely tender the total amount due. 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.

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