

FORECLOSURE

NOTICE

Default having been made in the payment of the indebtedness described in and secured by that certain mortgage executed by Maurice Guest to Mortgage Electronic Registration Systems, Inc. "MERS" as mortgagee, as nominee for Lender, Village Capital & Investment, LLC, and Lender's successors and assigns dated November 16, 2017, and Recorded in Mortgage Book 2221 Page 55, Instrument No.: 3099453, of the records in the Office of the Judge of Probate, DeKalb County, Alabama, which said mortgage was subsequently assigned to Village Capital & Investment, LLC by instrument recorded in Book 4005, Page 36 in said Probate Court Records; notice is hereby given that the undersigned as mortgagee will under power of sale contained in said mortgage, sell at public outcry for cash to the highest bidder, during legal hours of sale on the October 19, 2026, at the front door entrance of the Courthouse of DeKalb County, Alabama, 300 Grand Ave S.W., Fort Payne, AL 35967, the following described real property in the County of DeKalb, State of Alabama, being the same property described in the above referred to mortgage: COMMENCING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 9 EAST, THENCE SOUTH ALONG THE CENTER OF A COUNTY ROAD 1169.73 FEET TO A POINT IN THE INTERSECTION OF SAID COUNTY ROAD AND PEA RIDGE ROAD, THENCE NORTH 72 DEGREES 58 MINUTES 26 SECONDS EAST 1316.26 FEET TO A POINT IN THE CENTER OF PEA RIDGE ROAD, THENCE NORTH 13 DEGREES 01 MINUTES 27 SECONDS WEST 25.00 FEET TO A POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, THENCE NORTH 13 DEGREES 01 MINUTES 27 SECONDS WEST 251.07 FEET, THENCE NORTH 76 DEGREES 58 MINUTES 33 SECONDS EAST 173.50 FEET, THENCE SOUTH 13 DEGREES 01 MINUTES 28 SECONDS EAST 251.07 FEET, THENCE SOUTH 76 DEGREES 58 MINUTES 33 SECONDS WEST 173.50 FEET TO THE POINT OF BEGINNING. PROPERTY BEING IN DEKALB COUNTY, ALABAMA AND CONTAINING ONE ACRE 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 the probate where the above-described property is situated. This property will be sold 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. Said sale is made for the purpose of paying the said indebtedness and the expenses incident to this sale, including a reasonable attorney's fee. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the mortgagee.

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