

MORTGAGE FORE-

CLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Chance Aaron Cordell and Stacie Cordell, originally in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Fairway Independent Mortgage Corporation. its successors and assigns, on March 21, 2023, said mortgage recorded in the Office of the Judge of Probate of DeKalb County, Alabama, in MORTGAGE Book 5003 Page 3974; the undersigned Lakeview Loan Servicing, 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, in front of the main entrance of the Courthouse at Fort Payne, DeKalb County, Alabama, on October 21, 2026, 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: A parcel of land lying in the Northwest corner of the NE 1/4 of the NW 1/4 of Section 33, Township 5 South, Range 8 East, Town of Sylvania, DeKalb County, Alabama and being more particularly described as follows: Commence at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 33, Township 5 South, Range 8 East of the Huntsville Meridian and proceed South 89 degrees 57 minutes East along the North boundary of said quarter-quarter for a distance of 140.00 feet to a point with the right of way of DeKalb County Road No. 59 (80 foot Right of Way); thence proceed South 00 degrees 49 minutes East and parallel to the West boundary of said quarter-quarter for a distance of 584.4 feet to a point; thence proceed North 89 degrees 57 minutes West and parallel to the North boundary of said quarter-quarter for a distance of 140.00 feet to a point on the West boundary for said quarter-quarter; thence proceed North 00 degrees 49 minutes West for a distance of 584.4 feet to the Point of Beginning. Said parcel of land lying in the Northwest corner of the NE 1/4 of the NW 1/4 of Section 33, Township 5 South, Range 8 East, Town of Sylvania, DeKalb County, Alabama and containing 1.9 acres more or less. Less and Except an 80 foot right of way of Dekalb County Road No. 59 across the Northwest corner and a portion of a 60 foot right of way for Dekalb County Road No. 91, all in the Northwest corner of the above described parcel of land. Property street address for informational purposes: 10251 Blue Pond Blvd W, Sylvania, AL 35988. 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 certified funds in the amount of the winning bid made payable to Tiffany & Bosco, P.A. at the time and place of the sale. The sale will be conducted subject to: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation with the Mortgagee/Transferee, and if applicable, (3) collection of purchaser information needed to comply with the reporting requirements under the Financial Crimes Enforcement Network's Residential Real Estate Reporting Rule (31 C.F.R. Part 1031) and reimbursement of any fees and expenses incurred as a result of the collection of such information. The Mortgagee/Transferee and Tiffany & Bosco, P.A. shall not be liable for any damages whatsoever. If the sale is set aside for any reason, the purchaser at the sale shall be only entitled to a return of the bid amount. 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. Lakeview Loan Servicing, LLC, ("Transferee") Tiffany & Bosco, P.A., 2501 20th Place South, Suite 300, Homewood, AL 35223 www.tbaw.com TB File Number: 26-13616-MT-AL.

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