

**NOTICE OF MORT-
GAGE FORECLOS-
URE SALE STATE OF
ALABAMA COUNTY
OF DEKALB**

Default having been made of the terms of the loan documents secured by that certain mortgage executed by Jeremy Joel Hart and Amber N Hart, husband and wife, to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Primemax Mortgage Company, LLC, its successors and assigns dated June 12, 2023; said mortgage being recorded on June 21, 2023 in Deed Book 5003, Page 8763, in the Office of the Judge of Probate of DeKalb County, Alabama. Said Mortgage was last sold, assigned and transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 4005, Page 2678, in the Office of the Judge of Probate of DeKalb County, Alabama. The undersigned, Lakeview Loan Servicing, LLC, under and by virtue of the power of sale contained in said mortgage, will sell at public outcry to the highest bidder for cash before the main entrance of the Court House in DeKalb County, Alabama during the legal hours of sale (between 11am and 4pm), on November 12, 2025 the following property, situated in DeKalb County, Alabama, to-wit: Lot 20 and the South half of Lot 1, which adjoins the north boundary line of said Lot 20, in Block 7, of Parkway Estates Subdivision according to the plat of record in Plat Book 5, p. 185, in the Probate Office of DeKalb County, Alabama, to which reference is made for a more particular description. Subject to restrictive covenants in Misc. Book 3, pages 515-18, in the Probate Court of DeKalb County, Alabama. Said property is commonly known as 1305 Oakhill Dr Ne, Fort Payne, AL 35967.

Should a conflict arise between the property address and the legal description, the legal description will control. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which

are a lien, but not yet due and payable), the right of redemption of any taxing authority, all outstanding

liens for public utilities which constitute liens upon the property, any matters which might be disclosed

by an accurate survey and inspection of the property, any assessments, liens, encumbrances, easements, rights-of-way, zoning ordinances, restrictions, special assessments, covenants, the statutory right of redemption pursuant to Alabama law, and any matters of record including, but not limited to, those superior to said Mortgage first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The successful bidder must present certified funds in the amount of the winning bid at the time and place of sale.

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. 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 holder of the Mortgage.

LAKEVIEW LOAN SERVICING, LLC as holder of said mortgage

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File No. 25-07185AL

www.foreclosurehotline.net

The Times Journal

October 1, 8, 15, 2025