

MORTGAGE FORE-

CLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain Purchase Money Mortgage executed on June 20, 2022 by Steven Guess, a married man, originally in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket Mortgage, LLC, its successors and assigns, and recorded in Mortgage Book 5002 at Page 10612 on June 23, 2022, in the Office of the Judge of Probate of DeKalb County, Alabama, and secured indebtedness having been transferred or assigned to Rocket Mortgage, LLC fka Quicken Loans, LLC as reflected by instrument recorded in Book 4003, Page 3628 of the same Office. 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 December 3, 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: Commencing at the SW corner of the NW 1/4 of the NW 1/4 of Section 3, Township 7 South, Range 7 East of the Huntsville Meridian and run North 2 deg 35" East 134.0 ft.; thence run North 69 deg 50" East 506.5 ft. to a point on the NW margin of a county road for a point of beginning; thence run North 61 deg 50" East with margin of said road 150.0 ft.; thence run North 49 deg 50" West 200.0 ft.; thence run South 61 deg 50" West 150.00 ft.; thence run South 49 deg 50" East 200.0 ft. to the point of beginning. The above described property lying in the NW 1/4 of the NW 1/4 of Section 3, Township 7 South, Range 7 East, in the Town of Fyffe, DeKalb County, Alabama. For informational purposes only, the property address is: 1001 Germany Road, Fyffe, AL 35971. 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. Rocket Mortgage, LLC, and its successors and assigns Mortgagee or Transferee, LOGS LEGAL GROUP LLP., 8520 Cliff Cameron Dr., Suite 330, Charlotte, NC 28269, (704) 333-8107/26-026510, Attorneys for Mortgagee or Transferee.

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