

NOTICE OF MORT-

GAGE FORECLOS-

URE SALE

STATE OF ALABAMA
COUNTY OF DE KALB
Default having been made of the terms of the loan documents secured by that certain mortgage executed by Michael Greg Parker, a single man, to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Goldwater Bank, N.A., its successors and assigns dated March 3, 2021; said mortgage being recorded on March 5, 2021 in Deed Book 5001, Page 4359, in the Office of the Judge of Probate of De Kalb County, Alabama. Said Mortgage was last sold, assigned and transferred to WestStar Mortgage Corporation by assignment recorded in Deed Book 4005, Page 3674, in the Office of the Judge of Probate of De Kalb County, Alabama. The undersigned, WestStar Mortgage Corporation, 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 De Kalb County, Alabama during the legal hours of sale (between 11am and 4pm), on October 15, 2025 the following property, situated in De Kalb County, Alabama, to-wit: A part of the Northwest Quarter of the Northeast Quarter of Section 2, Township 5 South, Range 8 East in De Kalb County, Alabama and in the village of Henagar described as follows: Begin on the West boundary line of said forty 144 feet North of the Southwest corner thereof and run thence East and parallel with the South line of said forty a distance of 144 feet and to what is known as the school house road; thence in a northeasterly direction and with the center of said road 60 feet plus to a corner; thence West parallel with South boundary line of said forty 170 feet and to the West boundary line of said forty at a point 60 feet from point of beginning; thence South on the West line of said forty 60 feet to the point of beginning. Being in De Kalb County, Alabama and containing what is estimated to be 0.22 acres, more or less. Said property is commonly known as 34 Woodview Road, Henagar, AL 35978. 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. WESTSTAR MORTGAGE CORPORATION as holder of said mortgage McCalla Rayer Leibert Pierce, LLP 505 20th Street N, Suite 1775 Birmingham, AL 35203 Telephone: (205) 216-4238 FT21@mccalla.com File No. 25-07094AL www.foreclosurehotline.net The Times-Journal September 10, 17, 24, 2025