

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 PROBATE OF THE COUNTY 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.

This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expenses of foreclosure.

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.

Bank of America, N.A., Mortgagee/Transferee
 Andy Saag
 SIROTE & PERMUTT, P.C.
 P. O. Box 55727
 Birmingham, AL 35255-5727
 Attorney for Mortgagee/Transferee
 www.sirote.com/foreclosures
 257927

The Luverne Journal
 8/2, 8/9, 8/16/12

NOTICE OF FORECLOSURE

Default having been made in the payment of the indebtedness secured by that certain mortgage dated July 25, 2008, executed by Robert Louis Daniels and Patricia Daniels, a married couple, to CitiFinancial Corporation, LLC, which mortgage was recorded on July 30, 2008, in Mortgage Book 387, Page 505, of the mortgage records in the Office of the Judge of Probate of Crenshaw County, Alabama, the undersigned has elected to declare the entire indebtedness secured by the said mortgage to be due and payable as provided in said mortgage, and notice is hereby given that pursuant to law and the power of sale contained in said mortgage, the undersigned will sell at public outcry, to the highest bidder for cash, in front of the Main entrance to the Crenshaw County Courthouse at Luverne, Alabama, during the legal hours of sale on July 10, 2012, the following described real estate, situated in Crenshaw County, Alabama, to-wit:

Beginning at a point 504.5 feet North and 311 feet East of the SW corner of the SE quarter of Section 19, Township 7 N, Range 18 E, in Crenshaw County, Alabama, on the Northerly right of way line of US Highway No. 29 and running N 40 degrees 30 minutes E along said right of way line 30.1 feet to a corner; thence running N 40 degrees 30 E minutes along said right of way line 80.7 feet to a corner; thence running N 49 degrees 30 minutes W

194.6 feet to a corner; thence running S 40 degrees 30 minutes W 110.8 feet to a corner; thence running S 49 degrees 30 minutes E 219.6 feet to the point of beginning.

Said lot lying in the SE quarter of the NW quarter of Section 19, Township 7 N, Range 18 E, and containing 0.5 acres, more or less.

CITIFINANCIAL CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 Mortgagee

The sale provided for hereinabove was postponed on the 10th day of July, 2012, by public announcement being made at the Main entrance to the Crenshaw County Courthouse, Luverne, Alabama, during the legal hours of sale. Said foreclosure sale shall be held on the 21st day of August, 2012, at the Main entrance to the Crenshaw County Courthouse, Luverne, Alabama, during the legal hours of sale.

Robert J. Wermuth/Jan Stephens Millirons, P.C. P.O. Box 307 Huntsville, Alabama 35804
 Attorney for Mortgagee

The Luverne Journal
 August 2, 2012

STATE OF ALABAMA
 CRENSHAW COUNTY
 FORECLOSURE NOTICE

WHEREAS, on October 1, 2008, F & F Investments, LLC, an Alabama limited liability company, did execute and deliver to Community Bank & Trust, a mortgage on certain real estate hereinafter described, which mortgage appears of record in the Office of the Judge of Probate of Crenshaw County, Alabama, at Mortgage Book 389 at Page 74, and,

WHEREAS, default has been made in the payment of said Mortgage as provided herein, which default continued at this date and said Mortgage is subject to foreclosure.

NOW, THEREFORE, three weeks notice is hereby given that the undersigned will sell at public outcry for cash, to the highest bidder, in front of the courthouse doors, main entrance, in Luverne, Crenshaw County, Alabama, during the legal hours of sale on August 15, 2012, the real estate being more particularly described as lying and being situated in Crenshaw County, State of Alabama, to wit:

The NW ¼ of Section 29 less 3 acres out for Salem Church of Christ; NE ¼ of NE ¼ Section 30; all in Township 11, Range 17, and containing 197 acres, more or less.

Subject to a Right-of Way granted to Crenshaw County, Alabama, more particularly described as follows:

Commencing at P.C. station 0+00 on the centerline of CCP-21 -52-82 and running along centerline on a 6? Curve concaved Right and extending 40 feet Left and 40 feet Right of said centerline to P.T. Station 9+25; thence running N 56°15'E along said centerline and extending 40 feet Left and 40 feet Right of centerline to P.C. Station 14+15.84; thence running along centerline on a 3? Curve concaved Left and extending 40 feet Left and 40 feet

Right of said centerline to P.T. Station 18+32.51; E 413.44 feet; thence thence running N 43°45' E along right of way N centerline and extending 40 feet Left and 40 feet Right to P.C. Station 18+41.96; thence running along centerline on a 5? Curve concaved Right and extending 40 feet Left and 40 feet Right of said centerline to P.T. Station 27+01.96.

Said property lying in the SW ¼ of NW ¼, 56°58'40" E 309.68 NW ¼ of NW ¼, and NE ¼ of NW ¼ Section 29, Township 11 North, Range 17 East, Crenshaw County, Alabama and containing 4.96 acres more or less.

Note:

A 150' Easement Left and Right of Centerline from Station 13+13 to Station 13+39.17 is also granted for the construction of drainage ditches.

LESS AND EXCEPT the following to Salem Church of Christ:

Begin at the Northeast corner of the Quarter of Northwest Quarter of Section 29, Township 11, Range 17, Crenshaw County, Alabama, Run thence S01°34'W along the east line of said forty 5.455 chains (360ft) S89°30'W 1.136 chains (75ft) to an iron pin at the Northwest corner of the Salem Church property, said pin being the point of beginning of real 173.16 feet and property, run thence S01°34'W along west line of said Salem Church property 9.545 chains (630ft) to an iron pin at the Southwest corner of said Church Property, thence S89°30'W 1.544 chains to an iron pin, thence N01°34'E 9.545 chains (630ft) to an iron pin, thence N89°30'E 1.544 chains to the point of beginning, situated, lying and being in the Northeast Quarter of the Northwest Quarter of Section 29, Township 11, Range 17, Crenshaw County, Alabama, and containing 1.47 acres more or less.

The above-described property being more particularly described by Environmental Precision Associates, Inc., as follows, to-wit:

PARCEL A
 A parcel of land lying South of an Unpaved Crenshaw County Road (a.k.a. Faulk Road) and being a portion of the NW ¼ of Section 29, Township 11 North, Range 17 East, Crenshaw County, Alabama and being more particularly described as follows:

Commencing at the Southeast corner of the NW ¼ of said Section 29, said point being a ½" rebar (Cap Illegible) and the point of beginning of the parcel of land described herein; thence S 89°31'31" W 2653.63 feet to a 5/8" rebar; thence N 00°03'53" W 223.85 feet to a ½" rebar (Cap CA 0537-LS) lying on the South right of way of an Unpaved Crenshaw County Road; thence along said right of way around a curve to the left with a radius of 368.73 feet, a curve length of 158.26 feet and having a chord bearing and distance of N 16°44'28" E 157.05 feet; thence continuing along said right of way N 08°15'42" E 154.72 feet; thence continuing along said right of way around a curve to the right with a radius of 718.73 feet, a curve length of 419.37 feet and having a chord

bearing and distance of N 24°35'28" Said parcel containing 97.74 Acres more or less.

PARCEL B

A parcel of land lying North of an Unpaved Crenshaw County Road (a.k.a. Faulk Road) and being a portion of the NW ¼ of Section 29 and the NE ¼ of the NE ¼ of the Township 11 North, Range 17 East, Crenshaw County, Alabama and being more particularly described as follows:

Commencing at the Southeast corner of the NW ¼ of said Section 29, said point being a ½" rebar (Cap Illegible); thence S 89°31'31" W 2653.63 feet to a 5/8" rebar; thence N 00°03'53" W 601.53 feet to a ½" rebar (Cap CA 0537-LS) lying on the North right of way of an Unpaved Crenshaw County Road and the point of beginning of the parcel of land herein described; thence continuing N 00°03'53" W 744.59 feet to an axle; thence S 88°29'02" W 1338.79 feet to an octagonal concrete having a chord bearing and distance of S 48°48'56" W 192.71 feet; thence continuing along said right of way S 40°30'33" W 105.26 feet; thence continuing along said right of way around a curve to the left with a radius of 798.73 feet, a curve length of 401.23 feet and bearing a chord bearing and distance of S 26°52'29" W 397.03 feet to the point of beginning.

101.90 feet to a ½" rebar (Cap CA 0537 LS); thence S 00°06'33" E 422.69 feet to a ½" rebar (Cap CA 0537-LS) lying on the North right of way of an Unpaved Crenshaw County Road; thence continuing along said right of way around a curve to the right with a radius of 227.35 feet, a curve length of 156.53 feet and having a chord bearing and distance of N 79°44'11" W 153.46 feet; thence continuing along said right of way S way N 64°42'14" W 294.42 feet; thence continuing along said right of way around a curve to the left with interest thereon, any amounts required to be paid for taxes, insurance or other charges provided in said mortgage, and the expenses of foreclosure, including a reas- attorney's fee.

Subject to easements, restrictions, and reservation appearing of record. Said sale and conveyance will also be made subject to the legal rights of existing Federal Tax Liens, and/or Special Assessments, if any, which might adversely affect title to subject property. Such sale will be made as provided in mortgage for the purpose of paying the debt secured by said mortgage with interest thereon, any amounts required to be paid for taxes, insurance or other charges provided in said mortgage, and the expenses of foreclosure, including a reas- attorney's fee.

continuing along said right of way around a curve to the left with a radius of 420.77 feet, a curve length of 333.63 feet and having a chord bearing and distance of S 65°09'29" W 324.95 feet; thence continuing along said right of way S 41°13'14" W 92.53 feet; thence continuing along said right of way around a curve to the left with a radius of 1346.96 feet, a curve length of 265.85 feet and having a chord bearing and distance of S 35°18'37" W 265.41 feet; thence continuing along said right of way S 29°17'53" W 167.49 feet; thence continuing along said right of way around a curve to the right with a radius of 462.03 feet, a curve length of 223.94 feet and having a chord bearing and distance of S 46°13'37" W 221.75 feet; thence continuing along said right of way S 56°58'40" W 312.08 feet; thence continuing along said right of way around a curve to the left with a radius of 715.06 feet, a curve length of 193.30 feet and having a chord bearing and distance of S 88°29'02" W 1338.79 feet to an octagonal concrete monument; thence N 01°09'26" E 1328.73 feet to an octagonal concrete monument; thence N 89°18'06" E 1358.96 feet to an octagonal concrete monument; thence N 89°33'14" E 2654.30 feet to a ¾" open pipe; thence S 00°06'33" E 359.21 feet to a ½" rebar (Cap Illegible); thence S 87°51'21" W 75.92 feet to a ¾" crimped pipe; thence S 87°49'27" W 101.90 feet to a ½" rebar (Cap CA 0537 LS); thence S 00°06'33" E 422.69 feet to a ½" rebar (Cap CA 0537-LS) lying on the North right of way of an Unpaved Crenshaw County Road; thence continuing along said right of way around a curve to the right with a radius of 227.35 feet, a curve length of 156.53 feet and having a chord bearing and distance of N 79°44'11" W 153.46 feet; thence continuing along said right of way S way N 64°42'14" W 294.42 feet; thence continuing along said right of way around a curve to the left with interest thereon, any amounts required to be paid for taxes, insurance or other charges provided in said mortgage, and the expenses of foreclosure, including a reas- attorney's fee.

Said property will be sold on an "as is, where is" basis subject to any easements, encumbrances, and exceptions contained in said mortgage and those contained in the records of the Office of the Judge of Probate where the above-described property is situated. Said 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 hereto.

COMMUNITY BANK & TRUST
 JAMES JOHNSTON, LLC
 Attorney for Mortgagee
 Circle Montgomery, AL 36116
 334-215-7596

The Luverne Journal
 7/26, 8/2, & 8/9/12

ALA-SCAN

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