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Legals

IN THE PROBATE [JUVENILE] COURT OF CRENSHAW COUNTY, ALABAMA

IN RE: The Adoption of NAO A Minor Case No. 12-AC0012

NOTICE OF ADOPTION PROCEEDINGS

Notice to: Kenneth "CJ" Phillips and Joshua "J.J." Hill Address unknown

Please take notice

that a Petition for Adoption in the above styled matter has been filed in said Court by Mathew and Dixie Owens, Petitioners and that the 30th day of October 2012, at 10:00 o'clock a.m. has been set for hearing on the same at the Crenshaw County Courthouse in Luverne, Alabama. Please be advised that if you intend to contest this adoption, you must file a written response within thirty (30) days hereof with counsel for said Petitioners, whose name and address are shown below and with the Clerk of the said Probate Court.

DONE this 6th day of September, 2012.

Debora E. Palmer [PAL014] P.O. Box 241154 Montgomery, AL 36124-1154

The Luverne Journal 9/13, 9/20, 9/27, & 10/4/12

IN THE PROBATE [JUVENILE] COURT OF CRENSHAW COUNTY, ALABAMA

IN RE: The Adoption of DLO A Minor

Case No. 12-AC0013

NOTICE OF ADOPTION PROCEEDINGS

Notice to: Steven Brand Address unknown

Please take notice that a Petition for Adoption in the above styled matter has been filed in said Court by Mathew and Dixie Owens, Petitioners and that the 30th day of October 2012, at 10:00 o'clock a.m. has been set for hearing on the same at the Crenshaw County Courthouse in Luverne, Alabama. Please be advised that if you intend to contest this adoption, you must file a written response within thirty (30) days hereof with counsel for said Petitioners, whose name and address are shown below and with the Clerk of the said Probate Court.

DONE this 6th day of September, 2012.

Debora E. Palmer [PAL014] P.O. Box 241154 Montgomery, AL 36124-1154

The Luverne Journal 9/13, 9/20, 9/27, 10/4/12

IN THE DISTRICT COURT FOR CRENSHAW COUNTY, ALABAMA

SHEILA B. WALTON Plaintiff vs. TOM ALLEN Defendant CASE NO. DV-2012-03

NOTICE TO TOM

ALLEN

Tom Allen, whose current whereabouts is unknown, must answer Sheila B. Walton's complaint for recovery of property and other relief by October 18, 2012, or, thereafter a judgment by default may be rendered against him in Case No. DV 2012-03.

Done this 4th day of September, 2012.

s/jeannie gibson Jeannie Gibson Circuit Clerk Crenshaw County

William R. King Attorney for Plaintiff 586 East Third Street Luverne, AL 36049

The Luverne Journal 9/13, 9/20, 9/27 & 10/4/12

IN THE PROBATE COURT FOR CRENSHAW COUNTY, ALABAMA

IN THE MATTER OF THE ESTATE OF: THERON W. GRIFFIN, DECEASED CASE NO. PC-2012-041

Letters Testamentary of said deceased having been granted to the undersigned on the 20th day of September, 2012, the Honorable James V. Perdue, Judge of the Probate Court of Crenshaw County, Alabama, notice is hereby given that all persons having claims against said estate are hereby required to present the same within time allowed by law or the same will be barred.

JOYCE PARK EXECUTRIX

JOHN A NICHOLS LIGHTFOOT & NICHOLS ATTORNEYS AT LAW LUVERNE AL 334-335-5628

The Luverne Journal 9/27, 10/4, & 10/11/12

MORTGAGE FORECLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Brian Adair, Jr., a single man, to Mortgage Electronic Registration Systems, Inc as nominee for Residential Mortgage Corporation, on the 30th day of April, 2007, said mortgage recorded in the Office of the Judge of Probate of Crenshaw County, Alabama, in Book 378 page 979; said mortgage having subsequently been transferred and assigned to EverBank, by instrument recorded in Book 402, Page 456, in the aforesaid Probate Office; the undersigned EverBank, 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 Luverne, Crenshaw County, Alabama, on October 22, 2012, during the legal hours of sale, all of its right, title, and interest in and to the following described real estate, situated in Crenshaw County, Alabama, to-wit:

Commencing at the Northwest Corner of the South half of the Northwest Quarter of Section 12, Township 11 North, Range 17 East, Crenshaw County, Alabama, said point being an existing axle, and run thence South 88 degrees 19 minutes 09 seconds East along the North Line of said South Half for a distance of 1120.68 feet to a 1/2 inch rebar with cap (BLS-CA673LS) and the point of beginning of the parcel herein described; thence continue South 88 degrees 19 minutes 09 seconds East along said North line for a distance of 605.27 feet to an existing 1/2 inch rebar on the West right of way line of U.S. Highway Number 331; thence run along said West right of way and a curve to the right (A=370.30 feet, R=1508.79 feet) for a chord bearing of South 08 degrees 00 minutes 03 West for a chord distance of 369.37 feet to a 1/2 inch rebar with cap (BLS-CA673LS); thence leave said West right of way run North 87 degrees 32 minutes 42 seconds West for a distance of 578.08 feet to a 1/2 rebar with cap (BLS-CA673LS); thence run North 03 degrees 49 minutes 10 seconds East for a distance of 359.57 feet to the point of beginning. Said parcel lying in and being a part of the South Half of the North half of the Northwest half of Section 12, Township 11 North, Range 17 East, Crenshaw County, Alabama and containing 5.00 acres, more or less.

Property Street Address: 18179 Montgomery Hwy, Highland Home, AL 36041

THIS PROPERTY 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 RESERVATION, EXPRESS 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.

EverBank, Mortgagee /Transferee Cynthia W. Williams SIROTE & PERMUTT, P.C. P.O. Box 55727 Birmingham, AL 35255-5727 Attorney for Mortgagee /Transferee www.sirote.com /foreclosures 237486

The Luverne Journal 9/13, 9/20 & 9/27/12

STATE OF ALABAMA CRENSHAW COUNTY

FORECLOSURE NOTICE

Default having been made in the payment of the indebtedness secured by that certain Mortgage executed by James E. Johnston and Frances B. Johnston to GulfSouth Private Bank, on, which Mortgage was recorded in the Office of the Judge of Probate of Crenshaw County, Alabama, in Alabama Mortgage Book 374, page 53, the undersigned, who is the owner of said Mortgage and the indebtedness secured thereby, will, under and by virtue of the power of sale contained therein, sell the real estate described in said Mortgage, at public outcry, to the highest bidder for cash, on October 18, 2012 at 11:00 a.m., in front of the Courthouse doors of Crenshaw County Courthouse at 301 Glenwood Avenue in Luverne, Alabama; said real estate lying and being in Crenshaw County, Alabama, and being described as follows, to-wit:

PARCEL A A PARCEL OF LAND LYING ON THE NORTHWEST SIDE OF CRENSHAW COUNTY ROAD NO. 77 AND BEING A PORTION OF THE SW 1/4 OF SECTION 27, A PORTION OF THE NORTH 1/2 OF SECTION 33, A PORTION OF THE SOUTH 1/2 OF SECTION 28 AND A PORTION OF THE SOUTH 1/2 OF SECTION 28, ALL IN TOWNSHIP 9 NORTH, RANGE 17 EAST, CREN SHAW COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 68°33'26" E 420.87 FEET TO A 1/2" REBAR, SAID POINT BEING A 4" X 4" CONCRETE MONUMENT AT THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; OF WAY AROUND A CURVE TO THE LEFT WITH A RADIUS OF 5831.21 FEET, A CHORD OF 271.32 FEET TO A 1/2" REBAR (CAP CA 0537 LS); THENCE S 89°59'59" W 1032.14 FEET TO A 1/2" REBAR (CAP CA 0537 LS); SAID POINT LYING ON THE SOUTH RIGHT OF WAY OF CRENSHAW COUNTY ROAD NO. 77; THENCE N 73°32'36" E 221.85 FEET; THENCE ALONG SAID RIGHT OF WAY AROUND A CURVE TO THE LEFT WITH A RADIUS OF 2903.42 FEET, A CHORD OF 221.90 FEET AND HAVING A CHORD BEING 3.30 ACRES MORE OR LESS; EXCEPT: A PARCEL OF LAND LYING NORTH OF CRENSHAW COUNTY ROAD NO. 77 AND BEING A PORTION OF THE SE 1/4 OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 17 EAST, CREN SHAW COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SHIP 9 NORTH, RANGE 17 EAST, 1052 of the records in the Office of the Judge of Probate, Crenshaw County, Alabama, which said mortgage was subsequently assigned to Bank of America, N.A. as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP by instrument recorded in Book 402, Page 539 of said Probate Court records; notice is hereby given that the undersigned as mortgagee will under power of sale contained in said mortgage, sell at public outcry for cash to the highest bidder, during legal hours of sale on October 15, 2012, at the front door of the Courthouse of Crenshaw County, Alabama, 29 South Glennwood Ave Luverne, AL 36049, the following described real property in the County of Crenshaw, State of Alabama, being the same property described in the above referred to mortgage: A PARCEL OF LAND LYING ON THE SOUTH SIDE OF AN UNPAVED CREN SHAW COUNTY ROAD NO. 77; SAID RIGHT OF WAY BEING A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 18 EAST CRENSHAW COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Said property will be sold on "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. Attorney for Mortgagee: Holly M. Chesnut

Anderson Weidner, LLC Financial Center, Suite 1450 505 20th Street North Birmingham, AL 35203 (205) 324-1230

The Luverne Journal 9/27, 10/4, & 10/11/12

FORECLOSURE NOTICE

Default having been made in the payment of the indebtedness described in and secured by that certain mortgage executed by Jimmy L. Sport and Joann Sport, husband and wife to Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Lender, Countrywide Home Loans, Inc., and Lender's successors and assigns, dated June 7, 2001, and Recorded in Book 347, Page

CORDE OF THE OFFICE OF THE JUDGE OF THE PROBATE WHERE THE ABOVE-DESCRIBED PROPERTY IS SITUATED. THIS PROPERTY WILL BE SOLD WITHOUT WARRANTY OR COURSE. EX-PRESSED OR IMPLIED AS TO TITLE, USE AND/OR ENJOYMENT AND WILL BE SOLD SUBJECT TO THE RIGHT OF REDEMPTION OF ALL PARTIES ENTITLED THERETO. Said sale is made for the purpose of paying the said indebtedness and the expenses incident to this sale, including attorney's fee. 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 mortgagee. Bank of America, N.A. Mortgagee

William S. McFadden McFadden, Lyon & Rouse, L.L.C.
718 Downtowner Blvd.
Mobile, AL 36609

The Luverne Journal:
September 13th, 20th, and 27th, 2012.

MORTGAGE FORECLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain mortgage executed on December 26, 2007 by Johnny E. Upshaw and Kachessa Upshaw, husband and wife, originally in favor of Mortgage Electronic Registration Systems, Inc. acting solely as nominee for MBS Mortgage Company, LLC, and recorded in Mtg Book

384 at Page 313 on January 3, 2008, and rerecorded in Mtg Book 386, Page 189 in the Office of the Judge of Probate of Crenshaw County, Alabama, and secured indebtedness having been transferred or assigned to Branch Banking and Trust Company as reflected by instrument recorded in Mort Book 405, Page 806 of the same Office. Shapiro and Ingle, L.L.C., as counsel for Mortgagee or Transferee and under and by virtue of power of sale contained in the said mortgage will, on October 10, 2012, sell at public outcry to the highest bidder in front of the main entrance of the Crenshaw County, Alabama, Court-house in the City of Luverne, during the legal hours of sale, the following real estate situated in Crenshaw County, Alabama, to wit: The following described real estate situated 10 Crenshaw County, Alabama, to-wit: Beginning at the intersection of County Road No 6 and the Luverne Swimming Pool Road on their respective south and east sides in the City of Luverne, Alabama, Trust Company, and its successors and assigns

a distance of 488 feet, more or less, to a point, thence in a northeasterly direction a distance of 370 feet, more or less, to the point of beginning, containing 3.2 acres, more or less. For informational purposes only, the property address is: 340 Glenwood Rd, Luverne, AL 36049. 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 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 Shapiro and Ingle, L.L.C. at the address indicated below. Shapiro and Ingle, L.L.C. reserves the right to award the bid to the next highest bidder, or to reschedule the sale. The highest bidder fail to tender the total amount due. Branch Banking and Trust Company, and its successors and assigns

MORTGAGE FORECLOSURE SALE
Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Charles David Hartin and Shirley O. Hartin, husband and wife, Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Gateway Funding Diversified Mortgage Services, L.P., on the 22nd day of September, 2005, said mortgage recorded in the Office of the Judge of Probate of Crenshaw County, Alabama, in Book 370, Page 829; said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., by instrument recorded in Mortgage Book 39, Page 19, in the aforesaid Probate Office; the undersigned Wells Fargo Bank, N.A., 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 in Luverne, Crenshaw County, Alabama, on October 22, 2012, during the legal hours of sale, all of its right, title, and interest in and to the following described real estate, situated in Crenshaw County, Alabama, to-wit:

North right of way of 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 COURSE. EX-PRESSED 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.

Also the following easement: A thirty foot (30 foot) ingress and egress easement lying and being situated in the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 8 North, Range 19 East and in the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 18 Township 8 North, Range 19 East and in the North right of way of Crenshaw County Highway No. 8; thence along said right of way (30 feet from centerline) North 67 degrees 20 minutes 17 seconds West 605.76 feet to the Point of Beginning; thence leaving Section 7 Township said right of way North 10 degrees 00 minutes 33 seconds County, Alabama, East 745.72 feet to being more particularly described as follows: Commencing at the intersection of Property Street the East line of the Glenwood Road, Northwest 1/4 of Goshen, AL 36035 Section 18 Township 8 North Range 19 East and the

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