



SHAW COUNTY ROAD NO. 77; THENCE LEAVING SAID RIGHT OF WAY N 27°45'50" W 694.57 FEET TO A ½" REBAR (CAP CA 0537-LS); THENCE N 89°38'40" W 737.36 FEET TO A ½" REBAR (CAP CA 0537-LS); THENCE S 89°38'40" E 1067.78 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.30 ACRES MORE OR LESS.

**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

**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. 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 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

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, Courthouse 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, and running east along the south side of County Road No 6 for a distance of 363 feet, more or less, to the point of beginning of the property herein described, thence continue in an easterly direction along the south right of way of said County Road No 6 for a distance of 425 feet, more or less, to a point on the west right of way of Valley Church Road for a distance of 250 feet, more or less, to a point on the north side of Valley Estate Subdivision property, thence in a westerly direction along the north side

of Valley Estate Subdivision property for 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 / 1 0 0 (\$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, should the highest bidder fail to timely tender the total amount due.

Branch Banking and Trust Company, and its successors and assigns

Mortgagee or Transferee  
**SHAPIRO AND INGLE, L.L.C.**  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216  
704-333-8107/  
12-002434  
Attorneys for Mortgagee or Transferee

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**ALA-SCAN**

**AUCTIONS**  
2 AUCTIONS. Sat, Oct 6 at 10 a.m. +/- 40 acres adjacent to 11991 County Line Rd., Moundville, AL 35474. Sat., Oct. 6 at 12 noon. Lot at 9940 Lake Side Dr, Tuscaloosa, AL 35406, exclusive Lakes Subdivision. DFarmer793, Heritage Realty & Auction, www.HeritageSales.com, 1-800-445-4608.

**SEALED BID offering:**  
152 Ipsco Street, Decatur, Al 109,705+/- sq. ft. building on 10.09 acres. Suggested minimum bid of \$650,000. Bid deadline: October 12, 2012, 5:00 p.m. Chuck Crump AL #1539, 1-256-303-1733. www.gateway-commercial.com.

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