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IN THE MATTER OF THE ESTATE OF: KIMBERLY DENISE LANCASTER, DECEASED IN THE PROBATE COURT FOR CRENSHAW COUNTY ALABAMA CASE NO. PC-2013-0006 NOTICE OF APPOINTMENT TO BE PUBLISHED BY ADMINISTRATOR

Letters of Administration of said deceased having been granted to the undersigned on the 23rd day of January, 2013, by 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.

J. LEVI NICHOLS
ADMINISTRATOR
LIGHTFOOT AND NICHOLS
ATTORNEYS AT LAW
LUVERNE, AL
334-335-5628

The Luverne Journal 1/24, 1/31, 2/7/13

IN THE MATTER OF THE ESTATE OF MILDRED BOZEMAN, DECEASED. IN THE PROBATE COURT FOR CRENSHAW COUNTY,ALABAMA CASE NO PC-2013. NOTICE OF APPOINTMENT TO BE PUBLISHED BY EXECUTOR.

Letters Testamentary of said deceased having been granted to the undersigned on the 16th day of January, 2013, the Honorable James V. Perdue, Judge of the probate Court of Crenshaw County, Alabama, notice is hereby giventhat all persons having claims against said estate are hereby required to present the same within the time allowed by law or the same will be barred.

MAX BOZEMAN, JR.
EXECUTOR
JAMES V. PERDUE
JUDGE OF PROBATE

JOHN A NICHOLS
LIGHTFOOT & NICHOLS
LUVERNE, AL
36049
334-335-5628

THE LUVERNE JOURNAL 1/24, 1/31, 2/7/13

NOTICE OF MORTGAGE FORECLOSURE

Default being made in the conditions of that certain mortgage executed by PHILLIP M. SWINDLE, A MARRIED MAN, AND JERRY L. JONES, A MARRIED MAN, to Troy Bank and Trust Company, a banking corporation, on January 26, 1999, and being recorded in the Office of the Judge of Probate of Crenshaw County, Alabama in Mortgage Book 339, Pages 669 – 675; and default being made in the conditions of that certain mortgage executed by EAST ALABAMA POULTRY SUPPLY, INC. to Troy Bank and Trust Company, a banking corporation, on January 30, 2001, and being recorded in the Office of the Judge of Probate of Crenshaw County, Alabama in Mortgage Book 346, Pages 535 – 541, said Mortgagee to realize the entire indebtedness hereby will, on the 12th day of March, 2013, between the legal hours of sale at the Courthouse door in Crenshaw County, Alabama, under the powers contained in said mortgages, sell at auction to the highest bidder for cash, the following described property: A lot or parcel of land in the Town of Petrey, Alabama, being more particularly described as follows: Beginning at the northwest corner of the Borom Lot on the east right-of-way of Crenshaw County Highway #59, the point of beginning of the property described herein, thence run north along the east right of-way of County Highway #59 210 feet to the south edge of the northernmost paved drive running between the residence of Jean Petrey and the office building of Landlord, thence run east 325 feet, thence run south 55 feet to a point, thence run east 20 feet to a point, thence run south 155 feet to the north line of the Borom Lot, thence run west along said north line of Borom Lot 345 feet back to the point of beginning, said lot containing the office and shop of Landlord in Petrey, Alabama. Said sale is made for the purpose of paying the mortgage debt, costs and expenses arising out of the mortgagors' default, including attorney's fees.

TROY BANK AND TRUST COMPANY
P.O. Box 967
Troy, Alabama 36081
MORTGAGEE

THAD YANCEY, JR.
THAD YANCEY, JR., P.C.
114 Williams Street
Troy, Alabama 36081
ATTORNEY FOR MORTGAGEE

The Luverne Journal 2/7, 2/14, 2/21/13

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 May 4, 2006, which Mortgage was recorded in the Office of the Judge of Probate of Crenshaw County, Alabama, Mortgage Book 374, page 53, and modified in Mortgage Book 393, page 98, the undersigned, who is the successor in interest to GulfSouth Private Bank and 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 February 28, 2013 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 ¼ OF SECTION 27, A PORTION OF THE NORTH ½ OF SECTION 33, A PORTION OF THE SOUTH ½ OF SECTION 28 AND A PORTION OF THE SOUTH ½ OF THE NW ¼ OF SECTION 28, ALL IN TOWNSHIP 9 NORTH, RANGE 17 EAST, CRENSHAW COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, SAID POINT BEING A 4" X 4" CONCRETE MONUMENT AT THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S 02º07'36" W 1363.73 FEET TO A ½" REBAR (CAP CA 0537 LS); THENCE S 89º57'18"W 1292.12 FEET TO A ½" REBAR (CAP CA 0537 LS); THENCE S 00º16'45" E 1021.55 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF CRENSHAW COUNTY ROAD NO. 77; THENCE ALONG SAID RIGHT OF WAY S 75º42'12" W 864.16 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY AROUND A CURVE TO THE LEFT WITH A RADIUS OF 2983.42 FEET, A CURVE LENGTH OF 442.03 FEET AND HAVING A CHORD OF S 71º34'22" W 442.03 FEET TO A ½" REBAR (CAP CA 0537-LS); THENCE LEAVING SAID RIGHT OF WAY S 89º59'59" W 757.89 FEET TO A ½" REBAR (CAP CA 0537 LS); THENCE N 00º22'34"E 2702.86 FEET TO A ½" REBAR (CAP CA 0537 LS); THENCE S 89º22'34" W 666.93 FEET TO A ¾" REBAR; THENCE N 00º50'15" W 1301.40 FEET TO A ½" REBAR (CAP CA 0537 LS); THENCE N 89º51'07" W 1332.18 FEET TO A ½" REBAR (CAP CA 0537 LS); THENCE N 02º05'30" E 2638.87 FEET TO A ½" REBAR (CAP CA 0537 LS); THENCE S 90º00'00" E 2682.10 FEET TO A ½" REBAR (CAP CA 0537 LS); THENCE S 00º00'33" WEST 1326.35 FEET TO A ½" REBAR (CAP CA 0537-LS); THENCE N 89º57'37" E 2727.68 FEET TO A ¾" SOLID IRON; THENCE N 89º50'33" E 1332.77 FEET TO A GRADER BLADE; THENCE S 04º16'40"W 1307.10 FEET TO A ½" REBAR (CAP CA 0537 LS); THENCE S 89º24'04" E 1166.25 FEET TO A ½" REBAR (CAP CA 0537 LS); THENCE S 03º41'49" 59.07 FEET TO A ½" REBAR (CAP CA 0537 LS); THENCE S 48º19'20" E 52.72 FEET TO A ½" REBAR (CAP CA 0537 LS), SAID POINT LYING ON THE NORTHWEST RIGHT OF WAY OF CRENSHAW COUNTY ROAD NO. 77; THENCE ALONG SAID RIGHT OF WAY AROUND A CURVE TO THE LEFT WITH A RADIUS OF 5831.21 FEET, A CURVE LENGTH OF 973.12 FEET AND HAVING A CHORD S 35º20'14" W 971.99 FEET TO A ½" REBAR; THENCE LEAVING SAID RIGHT OF WAY N 67º57'10" W 420.20 FEET TO A 1" SOLID IRON; THENCE S 28º57'35"W 214.75 FEET TO A 1" SOLID IRON; THENCE S 68º33'26" E 420.87 FEET TO A ½" REBAR, SAID POINT LYING ON THE NORTHWEST RIGHT OF WAY OF CRENSHAW COUNTY ROAD NO. 77; THENCE ALONG SAID RIGHT OF WAY AROUND A CURVE TO THE LEFT WITH A RADIUS OF 5831.21 FEET, A CURVE LENGTH OF 116.53 FEET AND HAVING A CHORD OF S 27º42'27" W 116.53 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY S 26º58'30" W 190.48 FEET TO A ½" REBAR (CAP CA 0537-LS); THENCE LEAVING SAID RIGHT OF WAY N 87º18'48" W 1784.39 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 627.91 ACRES MORE OR LESS.

PARCEL B. A PARCEL OF LAND LYING ON THE SOUTH SIDE OF CRENSHAW COUNTY ROAD NO. 77 AND BEING A PORTION OF THE SW ¼ OF THE NE ¼ OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 17 EAST, CRENSHAW COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, SAID POINT BEING A 4" X 4" CONCRETE MONUMENT; THENCE 02º07'36" W 1363.73 FEET TO A ½" REBAR (CAP CA 0537-LS); THENCE S 89º57'18"W 1292.12 FEET TO A ½" REBAR (CAP CA 0537 LS); THENCE S 00º16'45" E 1104.01 FEET TO A ½" REBAR (CAP CA 0537 LS); SAID POINT LYING ON THE SOUTH RIGHT OF WAY OF CRENSHAW COUNTY ROAD NO. 77 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING S 00º16' 45" E 271.32 FEET TO A ½" REBAR (CAP CA 0537-LS); THENCE S 89º59'59" W 1032.14 FEET TO A ½" REBAR (CAP CA 0537-LS), SAID POINT LYING ON THE SOUTH RIGHT OF WAY OF CRENSHAW COUNTY ROAD NO. 77; THENCE ALONG SAID RIGHT OF WAY AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 2903.42 FEET, A CURVE LENGTH OF 221.90 FEET AND HAVING A CHORD OF N 73º32'36" E 221.85 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY N 75º42'12" E 844.21 FEET TO THE POINT OF BEGINNING SAID PARCEL CONTAINING 3.30 ACRES MORE OR LESS. LESS AND EXCEPT: A PARCEL OF LAND LYING NORTH OF CRENSHAW COUNTY ROAD NO. 77 AND BEING A PORTION OF THE SE ¼ OF THE NE ¼ OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 17 EAST, CRENSHAW COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, SAID POINT BEING A 4" X 4" CONCRETE MONUMENT; THENCE S 00º37'26" W 1372.42 FEET TO A ½" REBAR (CAP CA 0537 LS) AT THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING S 00º37'26" W 652.59 FEET TO A ½" REBAR (CAP CA 0537 LS) LYING ON THE NORTH RIGHT OF WAY OF CRENSHAW COUNTY ROAD NO. 77; THENCE LEAVING SAID RIGHT OF WAY N 27º45'50" W 694.57 FEET TO A ½" REBAR (CAP CA 0537-LS); THENCE N 89º38'40" W 737.36 FEET TO A ½" REBAR (CAP CA 0537-LS); THENCE N 00º21'20"E 40.00 FEET TO A ½" REBAR (CAP CA 0537 LS); THENCE S 89º38'40" E 1067.78 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.30 ACRES MORE OR LESS. LESS AND EXCEPT: A PARCEL OF LAND LYING SOUTH OF CRENSHAW COUNTY ROAD NO. 77 AND BEING A PORTION OF THE SW ¼ OF THE NE ¼ OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 17 EAST, CRENSHAW COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, SAID POINT BEING A 4" X 4" CONCRETE MONUMENT; THENCE S 00º37'26" W 1372.42 FEET TO A ½" REBAR (CAP CA 0537 LS) LYING ON THE SOUTH RIGHT OF WAY OF CRENSHAW COUNTY ROAD NO. 77; THENCE ALONG SAID RIGHT OF WAY AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 2903.42 FEET, A CURVE LENGTH OF 221.90 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 73°32'36" E 221.85 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY N 75°42'12" E 844.21 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.30 ACRES MORE OR LESS. Said sale will be made subject to easements, restrictions, and reservations appearing of record.

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 thereto. Any proceeds of sale in excess of the indebtedness secured by the Mortgage shall be applied to the indebtedness secured by the junior mortgage owned by the undersigned and recorded at Mortgage Book 399, page 335, which Mortgage is also owned by the undersigned.

Attorney for Mortgagee:
SMART BANK, SUCCESSOR IN INTEREST TO GULFSOUTH PRIVATE BANK, MORTGAGEE
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 2/7, 2/14, 2/21/13

IN THE MATTER OF THE ESTATE OF SAMUEL M. CARR, DECEASED IN THE PROBATE COURT FOR CRENSHAW COUNTY, ALABAMA CASE NO. PC-213-005 NOTICE OF APPOINTMENT TO BE PUBLISHED BY EXECUTRIX

Letters Testamentary of said deceased having been granted to the undersigned on the 22nd day of January, 2013, 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.

Cathy C. Wilkes,
Executrix

LIGHTFOOT & NICHOLS
ATTORNEYS AT LAW
LUVERNE, AL
36049
334-335-5628

The Luverne Journal 1/31, 2/7, 2/14/13

MORTGAGE FORECLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Thomas M. Crowell and Denise Crowell, individually and as husband and wife, to Mortgage Electronic Registration Systems, Inc., solely as nominee for Finance America, LLC, on the 17th day of December, 2004, said mortgage recorded in the Office of the Judge of Probate of Crenshaw County, Alabama, in Mortgage Book 366, Page 693; said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass Through Certificates, Series 2005-3, the undersigned U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005 3, 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 January 9, 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: Lot No. 1, 2, and 3 as per the Plat of Green Acres Subdivision in the City of Luverne, Alabama, which plat is recorded in Deed Book 89, Page 242 Probate Office of Crenshaw County, Alabama.

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

MonCre Telephone Seeks Qualified Chief Financial Officer

MonCre Telephone Co-op seeks experienced accounting, financial professional to fill upcoming position. Job responsibilities include preparation of all financial reports for MonCre Board of Directors and oversee government compliance forms, tax returns and reports for government regulatory agencies.

Applicant must have Bachelor Degree in Accounting/Finance with 10 years in accounting with demonstrated management and supervisory experience. Applicant must be proficient in relevant accounting programs, including Microsoft Office and Microsoft Dynamics. Applicant should possess excellent verbal and written communication skills. Proficiency in governmental accounting practices and procedures preferred.

MonCre will start receiving applications and resumes beginning February 11, 2013 at 8:00AM and stop receiving them on February 22, 2013 at 5:00PM. Applications and resumes will only be received at the Business Office by mail or in person during regular business office hours, Mon.-Fri. 8:00AM-5:00PM (closed 12:30-1:30 for lunch). No applications will be accepted after February 22, 2013. Applications may be picked up at the Business Office located at 227 Main Street, Ramer, Alabama or request one to be mailed to them by calling 334-562-3242. Job position will be filled by March 15, 2013.

Salary commensurate to experience and skill level.
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