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Legals

IN THE PROBATE COURT OF

CRENSHAW COUNTY, ALABAMA

CASE NO. PC-2014-001

IN THE MATTER OF THE ESTATE OF:

JOHNNY VEASEY, DECEASED

NOTICE OF APPOINTMENT TO BE PUBLISHED BY ADMINISTRATOR

Letters of Administration of said deceased having been granted to the undersigned on the 5th day of February, 2014, 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.

CLARENCE KENNEDY ADMINISTRATOR

JOHN A. NICHOLS LIGHTFOOT & NICHOLS ATTORNEYS AT LAW

PO BOX 369 LUVERNE AL 36049 334-335-5628

The Luverne Journal 2/20, 2/27, 3/6/2014

MORTGAGE FORECLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain mortgage dated June 27, 2013 executed by Joyce A. Williams, unmarried and Cheryl A. Williams, unmarried in favor of Green Tree Servicing, LLC said Mortgage being recorded July 29, 2013, in MORT Book 409, Page 573 in the Office of the Judge of Probate of Crenshaw County, Alabama, then

assigned to US Bank, N. A., successor in interest to Wachovia Bank, N. A., successor by merger to First Union National Bank, a national banking association, as Trustee by instrument recorded in MORT Book 410, Page 45 in the Office of the Judge of Probate of Crenshaw County, Alabama. Said default continues and notice is hereby given that the undersigned, U. S. Bank, N. A., as trustee on behalf of Mid-State Trust VIII successor in interest to Wachovia Bank, N. A., successor by merger to First Union National Bank, a national banking association under and by virtue of the power of sale contained in said mortgage, will sell at public outcry to the highest bidder for cash at the main entrance to the County Courthouse, Crenshaw County, Alabama on April 7, 2014, during the legal hours of sale, the following described real estate situated in Crenshaw County, Alabama, to-wit:

80 degrees 10 minutes 00 seconds W 161.86 feet, more or less; South 76 degrees 54 minutes 26 seconds W 30.39 feet; South 67 degrees 54 minutes 15 seconds W 43.00 feet; South 43 degrees 38 minutes 08 seconds W, 75.76 feet; South 33 degrees 37 minutes 22 seconds W 81.25 feet; South 27 degrees 52 minutes 27 seconds W 31.09 feet; South 12 degrees 16 minutes 35 seconds W 48.21 feet; South 05 degrees 26 minutes 15 seconds W 66.44 feet; South 15 degrees 30 minutes 07 seconds W 40.26 feet; South 44 degrees 03 minutes 53 seconds W 69.46 feet; South 47 degrees 08 minutes 44 seconds W 79.21 feet; South 48 degrees 54 minutes 35 seconds W 193.88 feet to the Point of Ending. Said described thirty (30) foot wide easement lying fifteen (15) feet on either side of the above described centerline.

Also Known As: 175 Burnett Road Grady, AL 36036

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 RECOURSE, 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 mortgage as well as the expenses of foreclosure, including a reasonable attorney's fees and other purposes set out in said mortgage.

US Bank, N. A., as trustee on behalf of Mid-State Trust VIII successor in interest to Wachovia Bank, N. A., successor by merger to First Union National Bank, a national banking association

Paul K. Lavelle Attorney for Mortgagee Spina, & Lavelle, P.C.

One Perimeter Park South-Suite 400N Birmingham, Alabama 35243 (205) 298-1800

The Luverne Journal 2/27, 3/6, & 3/13/2014

and containing in the aggregate 62 acres more or less. (Deed Book 60 at page 424)

IN THE CIRCUIT COURT FOR CRENSHAW COUNTY, ALABAMA

MARTHA R. COMPTON PLAINTIFF

VS.

JERRY JOE BUSH, NANCY SUE HELMS, AND JULIA JEAN WILSON DEFENDANTS

CASE NO. CV-2013-10

NOTICE OF SALE

Notice is hereby given by the undersigned that pursuant to an Order of the Circuit Court of Crenshaw County, Alabama, dated December 23, 2013 in the above styled proceeding, I will offer for sale on the steps of the Crenshaw County Courthouse to the highest bidder, for cash, on Friday, March 7th at 11:00 o'clock a.m., the following described real estate, to-wit:

Parcel 1: SW ¼ of NW ¼, Section 24, Township 7, Range 17, containing 40 acres, more or less. LESS AND EXCEPT there from a 20 foot right of way easement along the south line of said forty for the East line of public road to East line of said forty which the grantor herein have this date conveyed to W.C. Bush, his heirs and assigns, situated, lying and being in the County of Crenshaw and State of Alabama.

SE ¼ of NW ¼, Section 24, Township 7, Range 17, containing 40 acres, more or less, and a 20 foot right of way easement along the south line of the SW ¼ of NW ¼, Section 24, Township 7, Range 17, from the east line of public road to the east line of said last described forty. Situated, lying and being in the County of Crenshaw and State of Alabama.

Parcel 2: Six (6) acres in SE corner of SE ¼ of SW ¼, said 6 acres south of Dozier Bridge public road and east of public road leading from Dozier Bridge public road to Highway; All that part of SW ¼ of SE ¼ lying south of the Dozier Bridge public road containing 32 acres more or less, Section 24; also 2 acres in the NE corner of the east half of NE ¼ of NW ¼ lying NE of the public road leading from the Dozier Bridge public road to the highway, all that part of the NW ¼ of NE ¼ lying north and east of the public road leading from the Dozier Bridge road to the Highway, and containing 20 acres, more or less, also 2 acres in NW corner of NE ¼ of NE ¼ lying North and West of Highway, Section 25, all in Township 7 north of Range 17 east of St. Stephens Meridian, Crenshaw County, Alabama

County, Alabama, and contains 0.53 acres, more or less.

Further Less and Except: Commencing South 89° 58' East 244.8 feet from the northwest corner of the NE ¼ of the NE ¼ of Section 25, Township 7 North, Range 17 East; thence continue South 89° 58' East 190.5 feet to the right-of-way of U.S. Highway #29; thence South 40° 27' West 363.4 feet along the highway right-of-way (50 feet from centerline); thence North 49° 33' West 145.0 feet; thence North 40° 27' East 240.0 feet to the point of beginning. Said land lying and being situated in the NE ¼ of the NE ¼ of Section 25, Township 7 North, Range 17 East, Crenshaw County, Alabama and containing 1.00 acres, more or less.

DONE this 12th day of February, 2014.

s/Jeannie Gibson Jeanie Gibson Circuit Clerk

The Luverne Journal 2/20, 2/27, & 3/6/2014

Less and Except: a lot or parcel of land lying in the SW ¼ of the SE ¼, Section 24, Township 7 North, Range 17 East, Crenshaw County, Alabama, and being more particularly described as follows: Commencing at a concrete marker at the south-east corner of the said SW ¼ of the SE ¼; thence North 80° 42' West 207.9 feet; thence North 69° 32' West 396.0 feet; thence North 20° 28' East 412.50 feet; thence South 69° 32' East 461.3 feet to a point on the east line of the said SW ¼ of the SE ¼; thence North 80° 42' West 207.9 feet; thence North 69° 32' West 14.5 feet to the point of beginning, containing 5.0 acres, more or less. Also a 30 foot strip of land for the purpose of ingress and egress, said strip lying 15 feet on each side of the following described centerline: Commencing at the Southeast corner of the SW ¼ of the SE ¼, Section 24, Township 7 North, Range 17 East; thence North 80° 42' West 207.9 feet and North 69° 32' West 14.5 feet to the point of beginning for the said centerline; thence South 1° 42' East 367.6 feet; thence South 36° 05' East 234.7 feet; thence South 63° 30' East 121.3 feet to a point on the west right of way (40 feet from centerline) of U.S. Highway #29. Said strip of land lying and being situated in the SW ¼ of the SE ¼, Section 24, and the N ½ of the NE ¼ of Section 25, all in Township 17 East, Crenshaw County, Alabama.

Further Less and Except: Commencing at an existing 4" X 4" concrete marker being the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 25, Township 7 North, Range 17 East, Crenshaw County, thence proceed S 24° 53' 31" W 533.33 feet to a set ½" iron rebar with Cap, said point being the point of beginning of the parcel herein described; thence proceed S 37° 19' 43" E 83.79 feet to a set ½" iron rebar with cap; thence proceed S 47° 58' 39" E 84.35 feet to a set iron railroad spike; thence S 42° 48' 45" W 126.29 feet to a set ½" iron rebar with cap; thence departing said Right of way, proceed S 89° 59' 25" W 39.90 feet to a set ½" iron rebar with cap; thence N 33° 13' 36" W 135.66 feet to a set ½" iron rebar with cap; thence N 40° 15' 32" E 134.00 feet back to the Point of Beginning of the parcel herein described. Said parcel lying in the Northwest Quarter of the Northeast Quarter of Section 25, Township 7 North, Range 17 east, Crenshaw

County, Alabama, and contains 0.53 acres, more or less.

Further Less and Except: Commencing South 89° 58' East 244.8 feet from the northwest corner of the NE ¼ of the NE ¼ of Section 25, Township 7 North, Range 17 East; thence continue South 89° 58' East 190.5 feet to the right-of-way of U.S. Highway #29; thence South 40° 27' West 363.4 feet along the highway right-of-way (50 feet from centerline); thence North 49° 33' West 145.0 feet; thence North 40° 27' East 240.0 feet to the point of beginning. Said land lying and being situated in the NE ¼ of the NE ¼ of Section 25, Township 7 North, Range 17 East, Crenshaw County, Alabama and containing 1.00 acres, more or less.

DONE this 12th day of February, 2014.

s/Jeannie Gibson Jeanie Gibson Circuit Clerk

The Luverne Journal 2/20, 2/27, & 3/6/2014

County, Alabama, and contains 0.53 acres, more or less.

Further Less and Except: Commencing South 89° 58' East 244.8 feet from the northwest corner of the NE ¼ of the NE ¼ of Section 25, Township 7 North, Range 17 East; thence continue South 89° 58' East 190.5 feet to the right-of-way of U.S. Highway #29; thence South 40° 27' West 363.4 feet along the highway right-of-way (50 feet from centerline); thence North 49° 33' West 145.0 feet; thence North 40° 27' East 240.0 feet to the point of beginning. Said land lying and being situated in the NE ¼ of the NE ¼ of Section 25, Township 7 North, Range 17 East, Crenshaw County, Alabama and containing 1.00 acres, more or less.

DONE this 12th day of February, 2014.

s/Jeannie Gibson Jeanie Gibson Circuit Clerk

The Luverne Journal 2/20, 2/27, & 3/6/2014

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