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SUN-ADVOCATE CLASSIFIEDS



PUBLISHER'S NOTICE:

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REAL ESTATE

HOUSE FOR SALE OR RENT - 2 br/1 ba., 133 Robin's Circle, Lisman, \$400 a month or \$55,000 rent to own. Call 601-260-7446. 10/30.TFC.

LAND FOR SALE - 6 Lots at Lenoir's Landing, power, water, river and county road frontage. \$220,000. Johnson Land Company, 251-423-2198. TFC.

FOR RENT - Trailer lot only, Acre and 1/4. Electric and Water. 334-633-9192. TFC.

HOUSE FOR SALE - 3br/2ba, living, dining, kitchen, and sunroom, double car port. 2 acres of land, 4384 Main St., Pennington, AL. 205-654-2443 or 205-398-2223. TFN.

FOR SALE BY OWNER - 3 br/2 1/2 bath, Custom built home by Rob Hearn in 1974, Formal living room and dining room. Kitchen with breakfast nook, laundry room with pantry space, outdoor utility room, covered carport, newly installed gas fireplace. \$137,000. Call for viewing 205-459-4747 or 205-499-3697. TFC.

LAND FOR SALE - 13.6 acres with 3 bed/2bath house and barn in Butler, \$110,000; 2 bed/1 bath camp on the river, \$95,000; 80 acres mature timber and pine plantation, \$106,000; 166 acre pine plantation with a 8 acre lake, \$298,800; 400 acre pine plantation with various aged stands, \$640,000. Excellent hunting with established food plots already on all timber tracts. Johnson Land Company 251-423-2198. TFC.

AUTOMOBILES

FOR SALE - 2004 Ford Ranger 3.0, Needs heads. Rebuilt transmission. \$1200 obo. 205-301-1482. 05.27.LTS.

MISCELLANEOUS

FOR SALE - 2 cemetery plots at Resthaven on North side by driveway. \$800 for both. 850-974-9505. 07.17. LTS.

LEGALS

NOTICE

NOTICE is hereby given that a bill substantially as follows will be introduced in the 2020 Regular Session of the Legislature of Alabama and application for its passage and enactment will be made.

A BILL TO BE ENTITLED AN ACT

Relating to Choctaw County; to provide for the election of a separate chair of the county commission effective the next term of office of the county commission; to provide for the salary of the

County Commission to be elected county-wide and providing for his or her annual salary and providing that the judge of probate would no longer serve as chair? Yes () No ()." The county shall pay any costs and expenses not otherwise reimbursed by a governmental agency which are incidental to the election. If a majority of the votes cast in the election are "Yes," this act shall become operative immediately. If the majority of the votes are "No," this act shall be repealed and shall have no further effect. The Judge of Probate of Choctaw County shall certify the results of the election to the Secretary of State.

Section 3. This act shall become effective on the first day of the third month following its passage and approval by the Governor, or its otherwise becoming law. 4TC.0885.04/01.

MORTGAGE FORECLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Thomas S. Skelton, an unmarried man, originally in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Ditech Financial LLC, on the 15th day of April, 2016, said mortgage recorded in the Office of the Judge of Probate of Choctaw County, Alabama, in Book 369, Page 207; the undersigned NewRez LLC dba Shellpoint Mortgage Servicing, 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 Butler, Choctaw County, Alabama, on April 22, 2020, during the legal hours of sale, all of its right, title, and interest in and to the following described real estate, situated in Choctaw County, Alabama, to-wit:

Township 13 North, Range 3 West

Tract One: Section 16 and 15; beginning at a fence on the South margin of Choctaw County Highway No. 11, also being 988.91 feet East and 703.22 feet South of the Northwest corner of the SE 1/4 of the SE 1/4 of Section 16; thence run along said margin north 49 degrees 54 minutes 30 seconds East for 500.0 feet to a fence; thence run along the fence South 60 degrees East for 530.0 feet; thence run South 48 degrees 15 minutes West for 573.0 feet to a fence; thence run North 51 degrees 54 minutes West along the fence for 526.1 feet to the Point of Beginning, containing 6.27 acres, more or less, all in the SE 1/4 of SE 1/4 of Section 16 and the SW 1/4 of SW 1/4 of Section 15.

Tract two: Section 16 and 15; commence at the Northwest corner of SW 1/4 of SW 1/4 of Section 15; thence West 280.58 feet to a point; thence

South 751.92 feet to a point in the East right-of-way line of Bailey Road (County Road No. 11), said point being the Point of Beginning of the herein described land; thence South 52 degrees 42 minutes East 526.1 feet to a point; thence South 53 degrees 28 minutes 46 seconds West 269.22 feet to a point; thence North 48 degrees 25 minutes 35 seconds West 497.12 feet to a point in the East right-of-way line of Bailey Road (County Road No. 11); thence North 48 degrees 51 minutes 41 seconds East 225.97 feet along the East right-of-way line of said road to the Point of Beginning, being part of the SE 1/4 of SE 1/4 of Section 16 and part of the SW 1/4 of SW 1/4 of section 15 and containing 2.84 acres, more or less.

Property street address for informational purposes: 1057 Bailey Rd, Butler, AL 36904

THIS PROPERTY WILL BE SOLD ON AN "AS IS, WHERE IS" BASIS, 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.

Alabama law gives some persons who have an interest in property the right to redeem the property under certain circumstances. Programs may also exist that help persons avoid or delay the foreclosure process. An attorney should be consulted to help you understand these rights and programs as a part of the foreclosure process.

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 (\$5,000.00) in certified funds made payable to Tiffany & Bosco, P.A. at the time and place of the sale. The balance of the purchase price must be paid in certified funds by noon the next business day at the Law Office of Tiffany & Bosco, P.A. at the address indicated below. Tiffany & Bosco, P.A. reserves the right to award the bid to the next highest bidder should the highest bidder fail to timely tender the total amount due.

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. NewRez LLC dba Shellpoint Mortgage Servicing, Mortgagee/Transferee
Jahan Berns
TIFFANY & BOSCO, P.A.

2311 Highland Avenue South Suite 330 Birmingham, AL 35205
Attorney for Mortgagee/Transferee 424934 3TC.0886.04/01.
See LEGALS, page 12

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We accept cash, checks, money orders and credit cards (VISA/MC)

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Apply at On-Site Rental Office
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COURT-ORDERED REAL ESTATE AUCTION
"Fairchild Trust & Baxter Land"
Approx. 137.5 Acres - To be sold in 3 Tracts or as a Whole
Friday, March 20th 2020 • 10am
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For more info contact
Donnie W. Dean 334-714-3200
Julian Morgan: 229-881-2779
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Southern Oaks LAND & REALTY
www.499home.com
Ron A. Mason, REALTOR, Broker CRS, SRS, GRI, e-pro
Cell: 205-499-4663 (205) 459-4800 or (205) 459-4RON
219 South Mulberry Avenue, Butler, AL
Donna B. Grice, Agent

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JENKINS AUTO VISION, Jason Jenkins, Owner; 1297 Narrow Road, Butler; Quality Paint and Body Work, paintless dent removal, headlight restoration, windshield repair. www.jenkinsautovision.com. 1-205-457-2199.
BUILDING/REMODELING
MILLER'S HOME REPAIR, LLC, Junior and Belinda Miller, owners; Roofing, Vinyl siding, add-ons, porches, windows, doors, floors, etc. 4214 Ararat Road, Toxey, AL 36921, 205-457-1901 home, 334-341-1870 cell. Give us a call for a free estimate.
BAMACRETE -- We sell gravel, sand; custom hauling of driveway materials, Ready-Mix concrete for all your needs. 904 N. Mulberry, Butler, 36904. 205-459-2244.
VETERINARY SERVICES
CLARKE CO. (MISS.) ANIMAL CLINIC, 106 Westwood Ave., Quitman. General surgery, routine exams, vaccinations, worming, dental care, emergency care and farm calls. Mon., Tues., Thurs., and Fri., 7:30 a.m. - 5 p.m.; Wed., 7:30 a.m. - noon; Sat., 9 - 11 a.m. Phone 601-776-5326. 20137.03/19