MORTGAGE FORECLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain Mortgage executed by Moshe Cohen and Ronit Cohen, husband and wife ("Mortgagor"), in favor of SouthPoint Bank (the "Mortgagee"), dated September 25, 2020 and recorded October 2, 2020 in the Office of the Judge of Probate of Madison County, Alabama in Book 2020, Page 79012 (the "Mortgage"). Said default continuing, notice is hereby given that the Mortgagee will, under and by virtue of the power of sale contained in the Mortgage, offer for sale at public outcry to the highest bidder for cash during the legal hours of sale on November 5, 2026, at the main entrance to the Courthouse of Madison County, Alabama, the following described Real Property situated in Madison County, Alabama (the "Real Property"), to wit:

Lot 1, according to the plat of Merrimack Subdivision recorded in the Office of the Judge of Probate of Madson County, Alabama in Plat Document No. 2019-0006964.

The Real Property and improvements will be sold "as is, where is" and subject to any rights of redemption existing under federal law, the laws of the State of Alabama or otherwise.

The sale is subject to ad valorem taxes.

The sale is subject to any easements, encumbrances or other matters of record which take priority over the Mortgage.

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 Mortgagee reserves the right to bid for and purchase the Real Property and, if it is the successful bidder, to credit its purchase price against the expenses of sale and the indebtedness secured by the Real Property. This sale is subject to postponement or cancellation.

SouthPoint Bank
Owner of Said Indebtedness

Speakin' Out News
October 14, 21 & 28, 2026

The above-referenced foreclosure sale has been continued to November 18, 2026.

Speakin' Out News
November 11, 2026

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