

# **SHERIFF'S SALE**

Under and by the virtue of an execution issued out of the **CIRCUIT** Court of MADISON County on a Judgment rendered against **BRIAN M. PIERCE** Defendant(s) and in favor **REDSTONE FEDERAL CREDIT UNION** Plaintiff(s). I, Sheriff of Madison County, Alabama, will sell to the highest bidder for cash at **Madison County Courthouse** located at **100 Northside Square** in the City of Huntsville, Alabama on the **26<sup>TH</sup>** day of **JUNE, 2023**, within the legal hours of sale, at 12:00 noon, whatever interest the above named defendants(s) may possess in and to the following described property to wit:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 25.00 FEET (DED); THENCE NORTH 89 DEGREES 09 MINUTES 00 SECONDS WEST 676.20 FEET (DEED); THENCE NORTH 01 DEGREES 15 MINUTES 00 SECONDS WEST 555.88 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING CONTINUE NORTH 01 DEGREES 15 MINUTES 00 SECONDS WEST 124.48 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 07 SECONDS EAST 200.00 FEET TO A POINT ON THE WEST RIGHT OF WAY OF KNOWLEDGE DRIVE; THENCE SOUTH 01 DEGREES 15 MINUTES 00 SECONDS EAST 235.33 FEET; THENCE SOUTH 87 DEGREES 52 MINUTES 30 SECONDS WEST 165.02 FEET; THENCE NORTH 01 DEGREES 15 MINUTES 00 SECONDS WEST 113.67 FEET; THENCE SOUTH 87 DEGREES 52 MINUTES 30 SECONDS WEST 35.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES MORE OR LESS.

SUBJECT TO ANY RIGHT OF WAY; EASEMENTS OR RESTRICTIONS RECORDED OR UNRECORDED, SUBJECT TO A 30 FOOT INGRESS AND EGRESS EASEMENT HAVING A CENTERLINE DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 25.00 FEET (DEED); THENCE NORTH 89 DEGREES 09 MINUTES 00 SECONDS WEST 676.20 FEET (DEED); THENCE NORTH 01 DEGREES 15 MINUTES 00 SECONDS WEST 555.88 FEET; THENCE NORTH 87 DEGREES 52 MINUTES 30 SECONDS EAST 19.91 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING NORTH 01 DEGREES 11 MINUTES 26 SECONDS WEST 124.20 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 07 SECONDS EAST 179.96 FEET TO THE END OF THE CENTERLINE OF SAID EASEMENT, SAID POINT BEING ON THE WEST RIGHT OF WAY OF KNOWLEDGE DRIVE.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

To appear in the Speakin Out News (3) times:

MAY 31, 2023

JUNE 7, 2023

JUNE 14, 2023

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Kevin H. Turner  
Sheriff of Madison County