

**MORTGAGE  
FORECLOSURE SALE**

Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Richard Mika to Mortgage Electronic Registration Systems, Inc., as nominee for Cherry Creek Mortgage Co., Inc, dated April 23, 2004 said mortgage recorded in the Office of the Judge of Probate of Madison County, Alabama, in Instrument Number 20040503000036690.

Said mortgage was subsequently sold, assigned and transferred to Nationstar Mortgage LLC. Under and by virtue of the power of sale contained in said mortgage, the undersigned, Nationstar Mortgage LLC, will sell at public outcry to the highest bidder for cash, in front of the main entrance of the Courthouse in Madison County, Alabama on January 16, 2024, during the legal hours of sale, all of its right, title, and interest in and to the following describe real estate situated in Madison County, Alabama, to-wit: LOT 3, BLOCK 6, ACCORDING TO THE MAP OF SURVEY OF SQUAW VALLEY, AS RECORDED IN PLAT BOOK 5, PAGE 112, IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA. Property

Street Address for Informational Purposes:  
**3615 Squaw Valley Drive  
S.w. Huntsville AL 35805**

Said property will be sold "AS IS". NO REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, IS MADE AS TO THE TITLE OF SAID PROPERTY.

Said property is subject to any title deficiencies including but not limited to: any outstanding ad valorem taxes - including taxes which are a lien but not yet due and payable, federal tax liens any matters which might be disclosed by an accurate survey and inspection of the property, any assessments liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Mortgage first set out above. Said property will be sold subject to the right

of redemption of all parties entitled thereto. The highest bidder must tender the total amount of the winning bid in certified funds at the time and place of sale. 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 the rights and programs as a part of the foreclosure process. This sale will be made for the purpose of paying the same and all expenses of this sale, as provided in said Mortgage and by Alabama law. This sale is subject to postponement or cancellation. \*\*This is an attempt to collect a debt and any information obtained may be used for that purpose.\*\* Nationstar Mortgage LLC, Mortgagee or Transferee Jonathan Smothers, Esq ALAW One Independence Plaza, Suite 416 Birmingham, AL 35209 Attorney for Mortgagee/Transferee 23-012896 A-4803238 12/20/2023, 12/27/2023, 01/03/2024