

**MORTGAGE FORECLOSURE SALE NOTICE**

Default has been made in the payment of the indebtedness secured by that certain Mortgage executed by Katherine Bahlinger Surek, mortgagor, to JPMorgan Chase Bank, N.A., mortgagee (hereinafter "Chase"), on the 5th day of October, 2007, recorded as Instrument Number 1082142 in the office of the Judge of Probate of Baldwin County, Alabama, as modified, including the Modification of Mortgage on the 17th day of September, 2009, recorded as Instrument Number 1203044 in the office of the Judge of Probate of Baldwin County, Alabama. Under and by virtue of the Judgment and Decree of Foreclosure entered by the United States District Court for the Southern District of Alabama, in Civil Action No. CV-11-263-M, styled JPMorgan Chase Bank, N.A., a national banking association v. Christopher L. Surek and Katherine B. Surek, the U.S. Marshal's Office will sell at public outcry to the highest bidder for cash, in front of the main entrance to the Federal Courthouse on St. Joseph Street, Mobile, Alabama, on the 15th day of March, 2012 at 12:00 noon, central time the following described real property situated in Baldwin County, Alabama, to wit:

Commencing at the half section corner on the east line of Section 32, Township 6 South, Range 2 East, Baldwin County, Alabama; run thence South 89° 29' 52" West, along the centerline of said section, 1818.93 feet to a point; thence run South 00° 30' 08" East, 30.40 feet to a steel rod on the South right-of-way line of a paved county road (60.0 foot right-of-way); thence run South 89° 30' 42" West, along said South right-of-way line, 390.0 feet to a steel rod for the point of beginning of the property herein described; thence run South 00° 29' 18" East, 1099.78 feet to a steel rod; thence run South 89° 30' 42" West, 231.05 feet to a steel rod; thence run South 26° 04' 52" West, 489.51 feet to a point; thence run North 00° 29' 18" West, 1537.60 feet to a steel rod on the aforementioned South right-of-way line; thence run North 89° 30' 42" East, along said South right-of-way line, 450.0 feet to a steel rod and the point of beginning, containing 12.46 acres, more or less.

This sale is made for the purpose of paying the indebtedness secured by said mortgage, as modified, as well as the expenses of foreclosure. Chase shall be entitled 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 Mortgage.

No representation or warranty is made as to the physical condition of the real property and/or any improvements thereon. Chase is not familiar with the environmental condition of the real property and makes no statements or warranties that said real property is or is not free of any hazardous and/or toxic substances. The property will be sold on an "as-is, where-is" basis, subject to any land-use restrictions, taxes and reservations, restrictions, encumbrances and easements, including any easements for highways and/or road rights of ways, telephone utility lines, rights of egress and ingress, and other matters as contained in the records of the office of the Judge of Probate of Baldwin County, Alabama. The property will be sold without representation, warranty or recourse, express or implied, as to title, use and/or enjoyment of the property described above, and will be sold subject to the statutory right of redemption. This sale is subject to postponement or cancellation.

JPMORGAN CHASE BANK, N.A.

s/Sandy G. Robinson

**SANDY G. ROBINSON**

Attorney for JPMorgan

Chase Bank, N.A.

**CABANISS, JOHNSTON, GARDNER,**

**DUMAS & O'NEAL LLP**

Post Office Box 2906

Mobile, Alabama 36652

251/415-7300 Telephone

251/415-7350 Facsimile

[sgr@cabaniss.com](mailto:sgr@cabaniss.com)

Publish:

\_\_\_\_\_  
February 15, 22, 29

March 7

Sale - March 15, 2012