

PRINCIPAL RESIDENTIAL MORTGAGE, INC. LOAN NUMBER: 001753092

MORTGAGOR(S): CHARLES COTTINGHAM AND VERICA COTTINGHAM

THIS INSTRUMENT PREPARED BY:

Heather H. Renfro
Sirote & Permutt, P.C.
2311 Highland Avenue South
P. O. Box 55727
Birmingham, AL. 35255-5727

STATE OF ALABAMA)
SHELBY COUNTY)

MORTGAGE FORECLOSURE SALE PUBLICATION NOTICE

Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Charles Cottingham and Verica Cottingham, husband and wife, to Mortgage Electronic Registration Systems, Inc. solely as nominee for Central Pacific Mortgage Company, A California Corporation, on the 21st day of December, 2001, said mortgage recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2002-00062; the undersigned Mortgage Electronic Registration Systems, Inc., solely as nominee for Principal Residential Mortgage, Inc., 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 Columbiana, Shelby County, Alabama, on July 8, 2003, during the legal hours of sale, all of its right, title, and interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15 and 16, Block 77, according to J H Dunstan's Map of the town of Calera, on file in the Probate Office of Shelby County, Alabama.

Property street address: 471 17th Street, Calera, Alabama 35040

THIS PROPERTY WILL BE SOLD ON AN "AS IS, WHERE IS" BASIS, SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, AND EXCEPTIONS REFLECTED IN THE MORTGAGE

AND THOSE CONTAINED IN THE RECORDS OF THE OFFICE OF THE JUDGE OF PROBATE OF THE COUNTY WHERE THE ABOVE-DESCRIBED PROPERTY IS SITUATED. THIS PROPERTY WILL BE SOLD 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.

This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expenses of foreclosure.

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; contact Heather H. Renfro at the phone number shown below prior to attendance at sale.

Mortgage Electronic Registration Systems, Inc. , solely as nominee for Principal Residential Mortgage, Inc., Mortgagee/Transferee
Heather H. Renfro
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, AL. 35255-5727
Attorney for Mortgagee/Transferee
(205) 918-5030