

FORECLOSURE NOTICE

Default having been made in the payment of the indebtedness described in and secured by that certain mortgage executed by WESLEY A. LENOIR and STEPHANIE L. LENOIR, husband and wife, as Mortgagor(s) to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Federal Bank, as Mortgagee, dated the 19th day of April, 2010, and recorded in Instrument No. 20100426000125740, et seq. of the records in the Office of the Judge of Probate Court of Shelby County, Alabama; said mortgage being lastly assigned to BANK OF AMERICA, N.A. by instrument recorded in said Probate Court records; said default continuing, notice is hereby given that the undersigned will, under and by virtue of the power of sale contained in said mortgage sell at public outcry for cash to the highest bidder during legal hours of sale, on the 13th day of May, 2015, in the city of Columbiana, at the front Door of the Court House of Shelby County, Alabama, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

Lot 6, according to the Survey of Canterbury Estates, 1st Addition as recorded in Map Book 16, Page 67, Shelby County, Alabama Records.

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


Said sale will be made for the purpose of paying said indebtedness and the expenses incident to this sale, including a reasonable attorney's fee, and the other purposes set out in said mortgage.

BANK OF AMERICA, N.A.

Holder of said Mortgage

Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Attorneys for Mortgagee
Post Office Box 161389
Mobile, Alabama 36616
(251) 338-1300

Please publish this Notice once a week for THREE consecutive weeks beginning 4/15/15.



20150513000158350 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
05/13/2015 01:24:19 PM FILED/CERT

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That WESLEY A. LENOIR and STEPHANIE L. LENOIR, husband and wife, did, on to-wit, April 19th, 2010, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Federal Bank, which mortgage is recorded in Instrument No. 20100426000125740, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage being lastly assigned to BANK OF AMERICA, N.A. by instrument recorded in Instrument No. 20150105000003260 in said Probate Court records; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said BANK OF AMERICA, N.A. did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in the Shelby County Reporter, in its issues of April 15, 22 and 29, 2015; and

WHEREAS, on May 13th, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and BANK OF AMERICA, N.A. did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of the said BANK OF AMERICA, N.A. in the amount of FORTY THOUSAND FOUR HUNDRED SEVENTY and 00/100ths (\$40,470.00) DOLLARS, which sum the said BANK OF AMERICA, N.A. offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said BANK OF AMERICA, N.A.; and


WHEREAS, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property, if the highest bidder therefor, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of a credit of FORTY THOUSAND FOUR HUNDRED SEVENTY and 00/100ths (\$40,470.00) DOLLARS, on the indebtedness secured by said mortgage, the said WESLEY A. LENOIR and STEPHANIE L. LENOIR, acting by and through the said BANK OF AMERICA, N.A. by Aaron Warner, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said BANK OF AMERICA, N.A. by Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Aaron Warner as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto BANK OF AMERICA, N.A., the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Canterbury Estates, 1st Addition as recorded in Map Book 16, Page 67, Shelby County, Alabama Records.

TO HAVE AND TO HOLD THE above-described property unto the said BANK OF AMERICA, N.A. forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

IN WITNESS WHEREOF, the said BANK OF AMERICA, N.A. has caused this instrument to be executed by Aaron Warner as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Aaron Warner has executed this


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Shelby Cnty Judge of Probate, AL
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instrument in his/her capacity as such auctioneer on this the 13th day of May, 2015.

WESLEY A. LENOIR and STEPHANIE L. LENOIR
Mortgagors

By: BANK OF AMERICA, N.A.
Mortgagee or Transferee of Mortgagee

By: *Aaron Warner*
As Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of
Mortgagee

BANK OF AMERICA, N.A.
Mortgagee or Transferee of Mortgagee

By: *Aaron Warner*
As Auctioneer and the person conducting said sale for
the Mortgagee or Transferee of Mortgagee

Aaron Warner
As Auctioneer and the person conducting said sale for the Mortgagee
or Transferee of Mortgagee

STATE OF ALABAMA

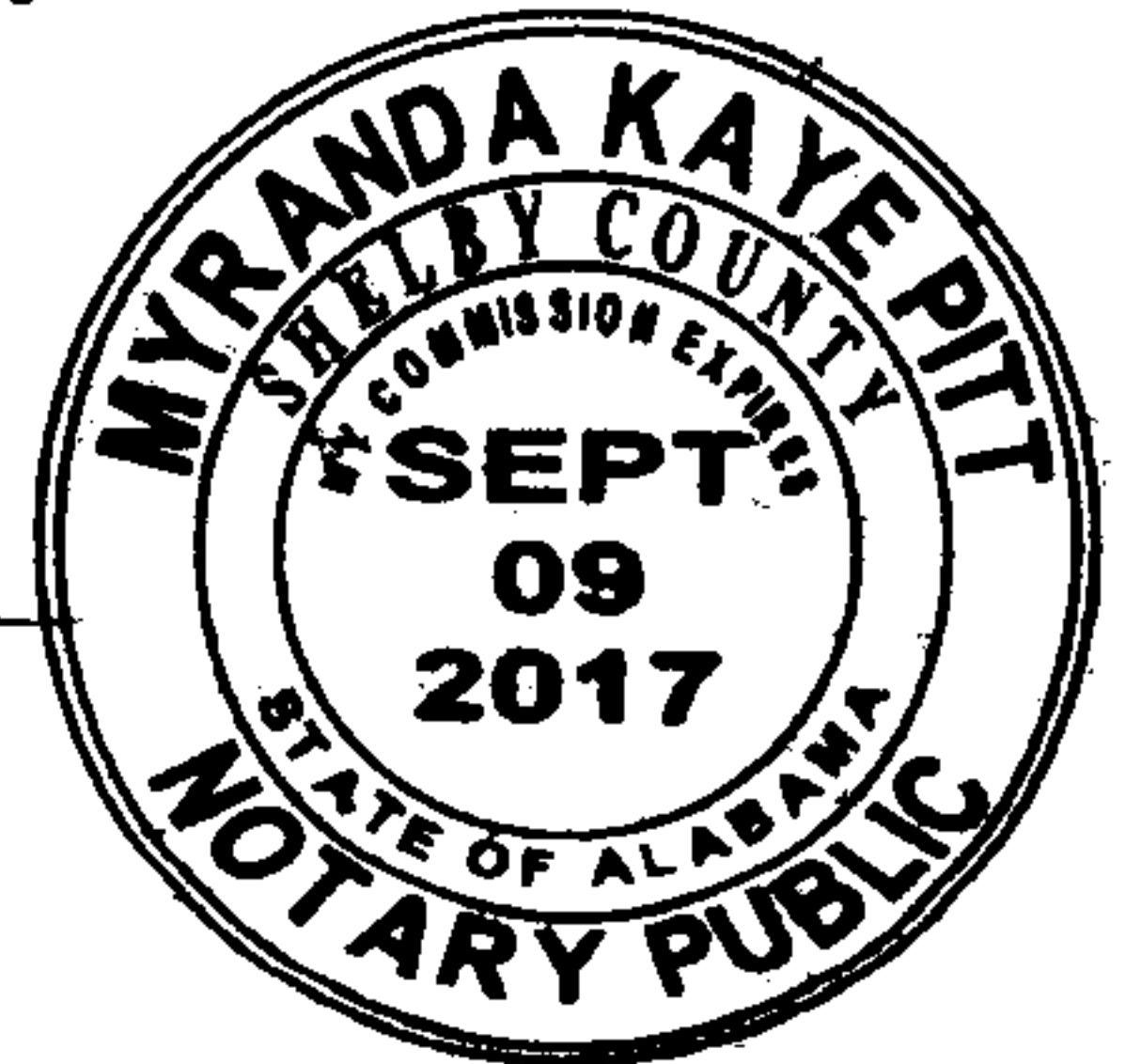
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she, in his/her capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of May, 2015.

Myranda Kaye Pitt
NOTARY PUBLIC

MY COMMISSION EXPIRES 09/09/2017



This instrument prepared by:
Goodman G. Ledyard
PIERCE LEDYARD, P.C.
Post Office Box 161389
Mobile, Alabama 36616

Send Tax notice to:
Grantee's Address:
7105 Corporate Dr.
Plano, TX 75024

The following information is required by § 40-22-1

Grantors' Address: 110 Stratford Road, Montevallo, AL 35115

Property Address: 110 Stratford Road, Montevallo, AL 35115

Date of Sale: 5/13/15

Consideration: \$40,470.00

