

NOTICE OF MORTGAGE FORECLOSURE SALE STATE OF ALABAMA COUNTY OF DE KALB

Default having been made of the terms of the loan documents secured by that certain mortgage executed by Nancy C Noles, an unmarried woman, to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Peoples Independent Bank, its successors and assigns dated May 5, 2009; said mortgage being recorded on May 5, 2009 in Deed Book 1598, Page 61 as having been modified by an agreement recorded in Deed Book 5002, Page 6831, in the Office of the Judge of Probate of De Kalb County, Alabama. Said Mortgage was last sold, assigned and transferred to Lakeview Loan Servicing, LLC by assignment recorded in Deed Book 488, Page 5169, in the Office of the Judge of Probate of De Kalb County, Alabama. The undersigned, Lakeview Loan Servicing, LLC, under and by virtue of the power of sale contained in said mortgage, will sell at public outcry to the highest bidder for cash before the main

entrance of the Court House in De Kalb County, Alabama during the legal hours of sale (between 11am and 4pm), on May 14, 2025 the following property, situated in De Kalb County, Alabama, to-wit: Lot 3 in Creekview Subdivision, as reflected on a plat of said subdivision dated 10/2/05 and recorded in the Probate Court of DeKalb County, Alabama, in Plat Book 7, Page 264, Slide 207. Said property is commonly known as 69 Creekview Drive, Rainsville, AL 35986. Should a conflict arise between the property address and the legal description, the legal

description will control. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, all outstanding liens for public utilities which constitute liens upon the property, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, easements, rights-of-way, zoning ordinances, restrictions, special assessments, covenants, the statutory right of redemption pursuant to Alabama law, and any matters of record including, but not limited to, those superior to said Mortgage first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The successful bidder must present certified funds in the amount of the winning bid 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 these rights and programs as a part of the foreclosure process.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Mortgage. LAKEVIEW LOAN SERVICING, LLC as holder of said mortgage
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