



Shelby County Mortgagee's Foreclosure Sale: 140 Hidden Trace Court — Auction October 16, 2026

Public paper · October 9, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

Shelby County mortgagee's foreclosure sale under a power of sale scheduled October 16, 2026 at legal hours of sale (exact time not stated) — 140 Hidden Trace Court. Terms as stated in the published notice; subject to superior liens.

A published mortgagee's foreclosure sale under a power of sale notice schedules a foreclosure auction for real property in Shelby County, AL. The sale is set for October 16, 2026 at legal hours of sale (exact time not stated) at Main entrance of the Shelby County Courthouse, Columbiana, Alabama.

Property and parties named in the notice

- Street address believed: 140 Hidden Trace Court, Montevallo, AL 35115 (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Shelby County, AL.
- Grantor / borrower of record (as named): Carlos Henderson and Tanya K. Henderson, husband and wife.
- Current mortgagee / judgment creditor (as named): Freedom Mortgage Corporation (current holder).
- File / TS / case reference: Mortgage recorded April 4, 2016, Doc. No. 20160404000108220, Shelby County Probate.

What the published notice states

Mortgage dated March 31, 2016 (to MERS as nominee for Midland Mortgage Corporation), recorded April 4, 2016 as Document No. 20160404000108220; modification recorded Nov. 12, 2025 as Document No. 20251112000346860. Legal description: Lot 11, Lakes at Hidden Forest Phase 1 (Map Book 36, Page 115). No debt figure or opening bid is printed.

Sale terms the notice states

- From the notice: Highest bidder for cash at public outcry; certified funds (wire, cashier's check or bank official check payable to Halliday, Watkins & Mann, P.C.) due by noon the next business day; "as is, where is," without warranty; subject to statutory redemption; subject to postponement or cancellation.
- Where it happens: The sale is at the county courthouse in Columbiana, not in Montevallo.
- Sale is at public auction to the highest bidder under the terms in the published notice.
- Property is typically sold as-is / where-is, subject to unpaid taxes, prior liens, and encumbrances of record.
- Right to adjourn, continue, or confirm the sale may be reserved as stated in the source notice and applicable state law.
- Anyone considering bidding should read the full published notice, run independent title and occupancy checks, and consult their own counsel.

A bidder's footnote

Montevallo house, Columbiana auction: the courthouse is about 15 miles east of the property.

How Notice Nearby treats foreclosure / trustee's sales

This courts desk paper restates a public foreclosure / trustee's sale / sheriff's sale notice. It is not a civil docket ruling, not investment advice, and not a title commitment. Notice Nearby cites the source notice URL below; verify details against the official publication before relying on them.

About the photo

Shelby County Courthouse in Columbiana, Ala. (HABS survey photo), the courthouse named as the sale location. Photo: Jet Lowe, Historic American Buildings Survey, public domain, via Wikimedia Commons. The image is illustrative and does not show the property being sold.

Sources

1. Shelby County Reporter notice of foreclosure sale (published Sept. 13, 20 and 27, 2026), as posted on alabama.column.us — sale October 16, 2026, Main entrance of the Shelby County Courthouse, Columbiana, Alabama; property 140 Hidden Trace Court, Montevallo, AL 35115.
<https://alabama.column.us/?activeNotice=sTGPTiGPOJkg4AzUUWA7&subdomain=alabama>

2. Notice Nearby courts desk · Record of Sale, LLC (Oregon).

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Notes

• Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.

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