


SEND TAX NOTICE TO:
Flagstar Bank, F. S. B.
5151 Corporate Drive
Troy, MI 48098

CM #: 127354

STATE OF ALABAMA)

COUNTY OF SHELBY)


20110412000112630 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
04/12/2011 10:48:01 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of June, 2008, Jeffrey Scott Livingston and Shelia Livingston, husband and wife and Donald Lee Livingston Jr., an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Hometown Mortgage Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20080610000235040, said mortgage having subsequently been transferred and assigned to Flagstar Bank, F.S.B., by instrument recorded in Instrument Number 20110223000062240, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Flagstar Bank, F.S.B. did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by



publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 23, 2011, March 2, 2011, and March 9, 2011; and

WHEREAS, on March 14, 2011, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Flagstar Bank, F.S.B. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Flagstar Bank, F.S.B.; and

WHEREAS, Fannie Mae a/k/a Federal National Mortgage Association, was the highest bidder and best bidder in the amount of One Hundred One Thousand Four Hundred Seventy-Four And 72/100 Dollars (\$101,474.72) on the indebtedness secured by said mortgage, the said Flagstar Bank, F.S.B., by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Fannie Mae a/k/a Federal National Mortgage Association, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A Lot in the Town of Columbiana, Shelby County, Alabama, in the Northwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, More Particularly described as follows: Commencing at the intersection of the North line of the Northwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, with the West line of Thompson street in the town of Columbiana, and run in a Southerly Direction along the West line of Thompson Street a distance of 109 feet to the Northeast corner of the Vick Lot; Thence Westerly direction and parallel with the North line of a narrow street or alley and along the North line of the Vick Lot and the Edmondson Lot to the East line of the Gould Lot (Now owned by Willie Gould Heath); thence in a northerly direction along the east line of the Gould Lot to the North Line of the Northwest Quarter of Northwest Quarter of Section 25, Township 21, Range 1 West; thence in an easterly direction along the North line of said Northwest Quarter of Northwest quarter of said section 25, Township 21, Range 1 West a distance of 251 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.



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TO HAVE AND TO HOLD the above described property unto Fannie Mae a/k/a Federal National Mortgage Association its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Flagstar Bank, F.S.B., has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this March 14, 2011.

Flagstar Bank, F.S.B.

By: AMN Consulting, LLC
Its: Auctioneer and Attorney-in-Fact

By: Aaron Nelson
Aaron Nelson, Member

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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact for Flagstar Bank, F.S.B., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this March 14, 2011.

Danisha LaShae Reese
Notary Public
My Commission Expires: SEPTEMBER 11, 2012

This instrument prepared by:
Ginny C. Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727

