



20110922000280460 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
09/22/2011 09:25:12 AM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

George B. Etheridge

KNOW ALL MEN BY THESE PRESENTS: That George B. Etheridge and wife, Tracey F. Etheridge did, on to-wit, the September 8, 1994, execute a mortgage to Matrix Financial Services Corporation, which mortgage is recorded in Instrument #1994-27919 and re-recorded in Instrument # 1994-30071; said mortgage was transferred and assigned to Astoria Federal Savings and Loan Association as recorded in Instrument # 1994-30072 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said Astoria Federal Savings and Loan Association 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, a newspaper of general circulation published in Shelby County, Alabama, in its issues of August 24, 31, September 7, 2011; and

WHEREAS, on the September 19, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, at 3:04 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Astoria Federal Savings and Loan Association did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse 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 Astoria Federal Savings and Loan Association, in the amount of Sixty-Nine Thousand Six Hundred Seven Dollars and Twenty-Three Cents (\$69,607.23), which sum the said Astoria Federal Savings and Loan Association offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Astoria Federal Savings and Loan Association; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, 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 Sixty-Nine Thousand Six Hundred Seven Dollars and Twenty-Three Cents (\$69,607.23), cash, the said George B. Etheridge and wife, Tracey F. Etheridge, acting by and through the said Astoria Federal Savings and Loan Association, by JULIA PHELAN, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Astoria Federal Savings and Loan Association, by JULIA PHELAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JULIA PHELAN, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Astoria Federal Savings and Loan Association, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to Park Forest Subdivision, First Sector, as recorded in Map Book 7 Page 155, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Astoria Federal Savings and Loan Association, 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 any taxes which may be due.

IN WITNESS WHEREOF, the said Astoria Federal Savings and Loan Association, has caused this instrument to be executed by JULIA PHELAN, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said JULIA PHELAN, has executed this instrument in his capacity as such auctioneer on this the September 19, 2011.

George B. Etheridge and wife, Tracey F. Etheridge
Mortgagors

Astoria Federal Savings and Loan Association
Mortgagee or Transferee of Mortgagee

By _____
JULIA PHELAN, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

Astoria Federal Savings and Loan Association
Mortgagee or Transferee of Mortgagee

By _____
JULIA PHELAN, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

By _____
JULIA PHELAN, as Auctioneer and the person
conducting said sale for the Mortgagee or Transferee of
Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY



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I, the undersigned, a Notary Public in and for said State and County, hereby certify that JULIA PHELAN, 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, in his 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 that bears that same date.

Given under my hand and official seal this September ²²~~19~~, 2011.


NOTARY PUBLIC

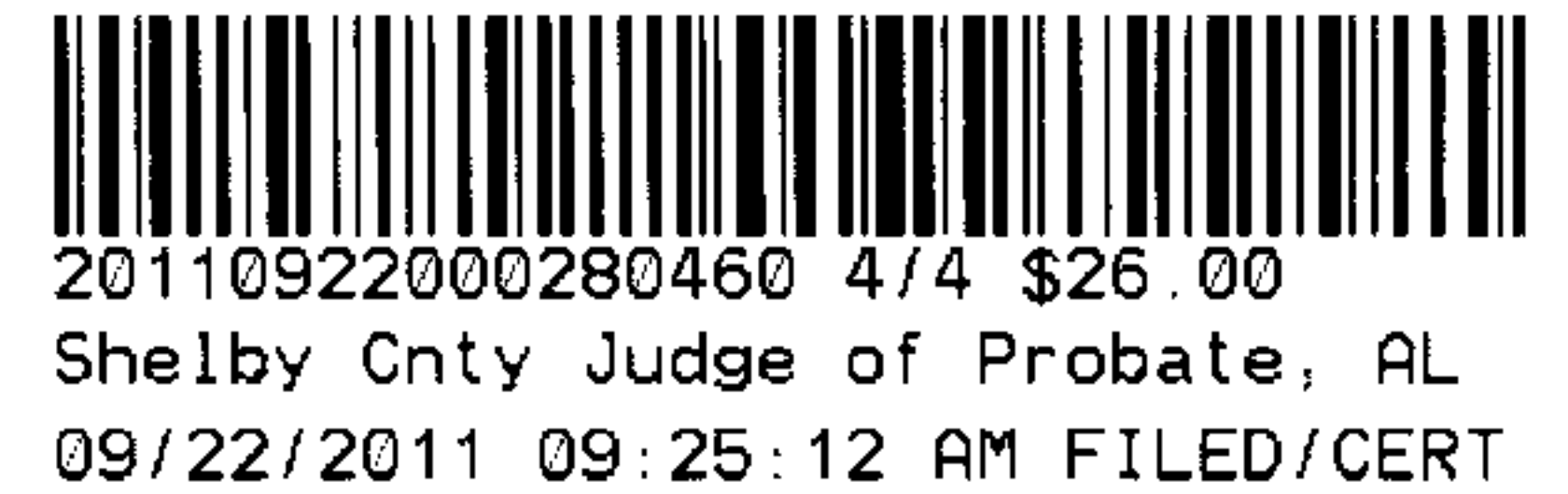
MY COMMISSION EXPIRES:

Kelly B. Mullin
Notary Public State At Large
Commission Expires
June 28, 2013

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO AND PICKETT, LLC
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
11-001783

GRANTEE'S ADDRESS
Dovenmuehle Mortgage, Inc
1 Corporate Center Drive
Suite 360
Lake Zurich, Illinois 60047-8945

NOTICE OF MORTGAGE FORECLOSURE SALE OF REAL PROPERTY ON WHICH THERE IS A
FEDERAL TAX LIEN



ATTENTION: Chief, Special Procedures Section of the Gulf Coast District

Pursuant to Section 7425 of the Internal Revenue Code and the Income Tax Regulations promulgated by the United States Treasury Department thereunder, the following information is hereby submitted:

- I. Name and address of party submitting the notice of sale: Edith S. Pickett, Shapiro and Pickett, LLC, 651 Beacon Parkway West, Suite 115, Birmingham, Alabama 35209.
- II. Photocopies, attached hereto, of a "Notice of Federal Tax Lien Under Internal Revenue Laws" (Form 668) affecting property to be sold, recorded in Instrument #2000-29915, in the Probate Office of Shelby County, Alabama, on such Form 668 being filed by the Birmingham, Alabama District Office of the Internal Revenue Service on Taxpayer George B. Etheridge, an individual, whose address is 108 Forest Parkway, Montevallo, AL 35115.
- III. The location of the property being sold is 108 Forest Parkway, Montevallo, AL 35115, and is described as follows:
Lot 5, according to Park Forest Subdivision, First Sector, as recorded in Map Book 7 Page 155, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.
- IV. The property is being advertised on August 24, 31, September 7, 2011. The sale will be held on September 19, 2011, in front of the main entrance of the Shelby County Courthouse in Columbiana, Alabama, between the hours of 11:00 a.m. and 4:00 p.m. The terms of the sale will be cash or a certified or cashier's check.
- V. The remaining balance of the mortgage is \$60,685.92 and accrued interest is approximately \$2,107.14, estimated advertising expense is \$125.00, attorney's fee is \$500.00, and other expenses are approximately \$200.00.

This notice is submitted on behalf of Astoria Federal Savings and Loan Association by Edith S. Pickett, Esquire, and a copy of the notice to be published in the newspaper is enclosed herewith. Please send acknowledgement of receipt of this notice to: Edith S. Pickett, Shapiro and Pickett, LLC, 651 Beacon Parkway West, Suite 115, Birmingham, Alabama 35209.

Dated: August 18, 2011
11-001783

Internal Revenue Service
SBSE-Technical Services
Gulf States - Advisory

AUG 23 2011

Technical Territory Area 5 Cell
New Orleans, LA