

SEND TAX NOTICE TO:
PennyMac
6101 Condor Drive
Moorpark, CA 93021

STATE OF ALABAMA)
SHELBY COUNTY)

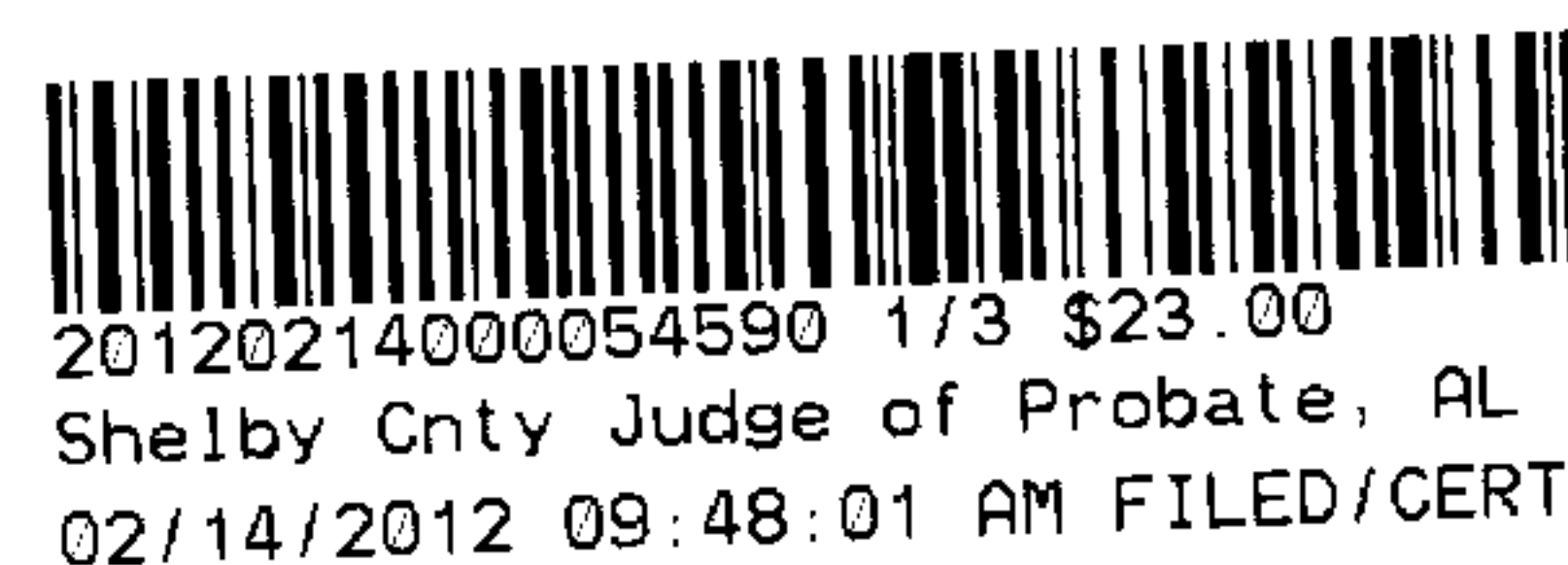
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of October, 2006, Edgar W. Finn and Mechelle B. Finn, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Wachovia Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument 20061107000546550, said mortgage having subsequently been transferred and assigned to CitiBank, N.A., as trustee for CMLTI Asset Trust, by instrument recorded in Instrument Number 20111222000387780, 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 CitiBank, N.A., as trustee for CMLTI Asset Trust 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 January 4, 2012, January 11, 2012, and January 18, 2012; and



WHEREAS, on January 31, 2012, 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 CitiBank, N.A., as trustee for CMLTI Asset Trust 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

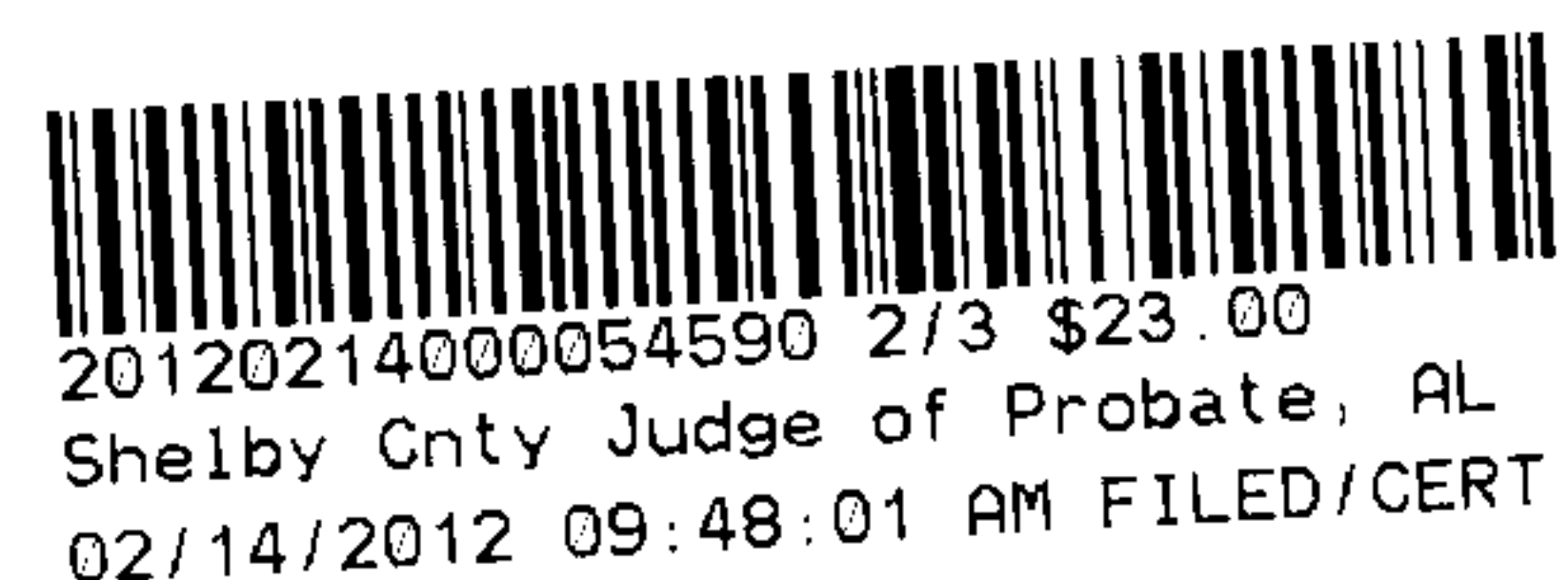
WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said CitiBank, N.A., as trustee for CMLTI Asset Trust; and

WHEREAS, CitiBank, N.A., as trustee for CMLTI Asset Trust was the highest bidder and best bidder in the amount of Five Hundred Seven Thousand Five Hundred Thirty And 44/100 Dollars (\$507,530.44) on the indebtedness secured by said mortgage, the said CitiBank, N.A., as trustee for CMLTI Asset Trust, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto CitiBank, N.A., as trustee for CMLTI Asset Trust all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of the Northwest 1/4 of the Northeast 1/4, Section 20, Township 20 South, Range 1 West, thence run North 87 degrees 00 minutes East a distance of 657.8 feet, thence run South 3 degrees 13 minutes 46 seconds East a distance of 1077.11 feet to a point on the North right of way line of Shelby County Highway Number 74; thence run along said Highway South 68 degrees 45 minutes West a distance of 100.00 feet; thence run South 82 degrees 00 minutes West along said Highway a distance of 200.0 feet; thence run North 77 degrees 19 minutes 21 seconds West along said Highway a distance of 146.76 feet; thence run North 71 degrees 45 minutes West along said Highway a distance of 61.5 feet, thence run North 66 degrees 15 minutes West along said Highway a distance of 100.0 feet, thence run North 62 degrees 15 minutes West along said highway a distance of 100.0 feet; thence North 59 degrees 30 minutes West along said Highway a distance of 100.0 feet; thence North 54 degrees 09 minutes 12 seconds West along said Highway a distance of 178.14 feet; thence run North 6 degrees 49 1/2 minutes East a distance of 387.00 feet; thence run North 41 degrees 40 minutes West 186.8 feet; thence run North 53 degrees 47 1/2 minutes West a distance of 432.9 feet to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 20; thence run North 87 degrees 00 minutes East a distance of 614.2 feet to the point of beginning.

Situated in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4, Section 20, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto CitiBank, N.A., as trustee for CMLTI Asset Trust 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, CitiBank, N.A., as trustee for CMLTI Asset Trust, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 6 day of Feb, 2012.

CitiBank, N.A., as trustee for CMLTI Asset Trust

By: AMN Auctioneering, LLC
Its: Auctioneer

By: [Signature]
Aaron Nelson, Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

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 Auctioneering, LLC acting in its capacity as auctioneer for CitiBank, N.A., as trustee for CMLTI Asset Trust, 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 for said Transferee.

Given under my hand and official seal on this 6 day of February, 2012

[Signature]
Notary Public

My Commission Expires: [Signature]

MY COMMISSION EXPIRES SEPTEMBER 27, 2014

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


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Shelby Cnty Judge of Probate, AL
02/14/2012 09:48:01 AM FILED/CERT

