

SEND TAX NOTICE TO:

Federal Home Loan Mortgage Corporation

c/o CitiMortgage, Inc.

1000 Technology Drive

O Fallon, MO 63368-2240

STATE OF ALABAMA)

SHELBY COUNTY)

20140122000021220 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
01/22/2014 12:08:09 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 18th day of October, 2002, Martin Krebs a/k/a Martin D. Krebs, a married man and Lisa Krebs a/k/a Lisa Lange Krebs, a married woman, executed that certain mortgage on real property hereinafter described to ABN AMRO Mortgage Group, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20021112000558920, and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 CitiMortgage, Inc., successor by merger with ABN Amro Mortgage Group, Inc. 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 November 20, 2013, November 27, 2013, and November 4, 2013; and

WHEREAS, on January 13, 2014, 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 CitiMortgage, Inc., successor by merger with ABN Amro Mortgage Group, Inc. 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

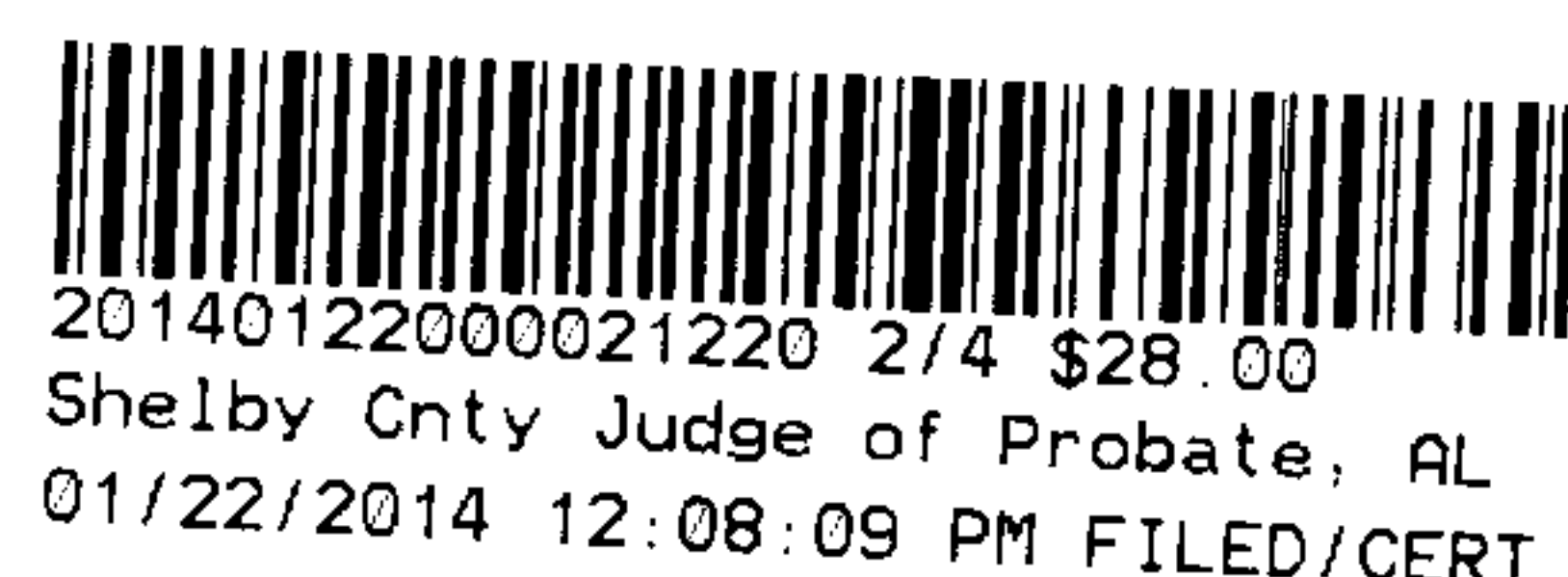
WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said CitiMortgage, Inc., successor by merger with ABN Amro Mortgage Group, Inc.; and

WHEREAS, Federal Home Loan Mortgage Corporation was the highest bidder and best bidder in the amount of One Hundred Nine Thousand Four Hundred Seventy-One And 14/100 Dollars (\$109,471.14) on the indebtedness secured by said mortgage, the said CitiMortgage, Inc., successor by merger with ABN Amro Mortgage Group, Inc., by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Mortgagee, does hereby grant, bargain, sell and convey unto Federal Home Loan Mortgage Corporation all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 96, according to the map of Chandalar South, second sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama.

Also, that part of Lot 97 of said subdivision, more particularly described as follows: being at the most northerly corner of said lot 97, thence in a Southeasterly direction along the Northeasterly line of said Lot 97 a distance of 133.0 feet; thence 159 degrees 44 minutes right, in a Westerly direction a distance of 76.77 feet; thence 43 degrees 49 minutes 40 seconds right, in a Northwesterly direction a distance of 66.52 feet, to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal Home Loan Mortgage Corporation 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, CitiMortgage, Inc., successor by merger with ABN Amro Mortgage Group, Inc., 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 Mortgagee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this

14 day of Jan, 2014.

CitiMortgage, Inc., successor by merger with
ABN Amro Mortgage Group, Inc.

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member

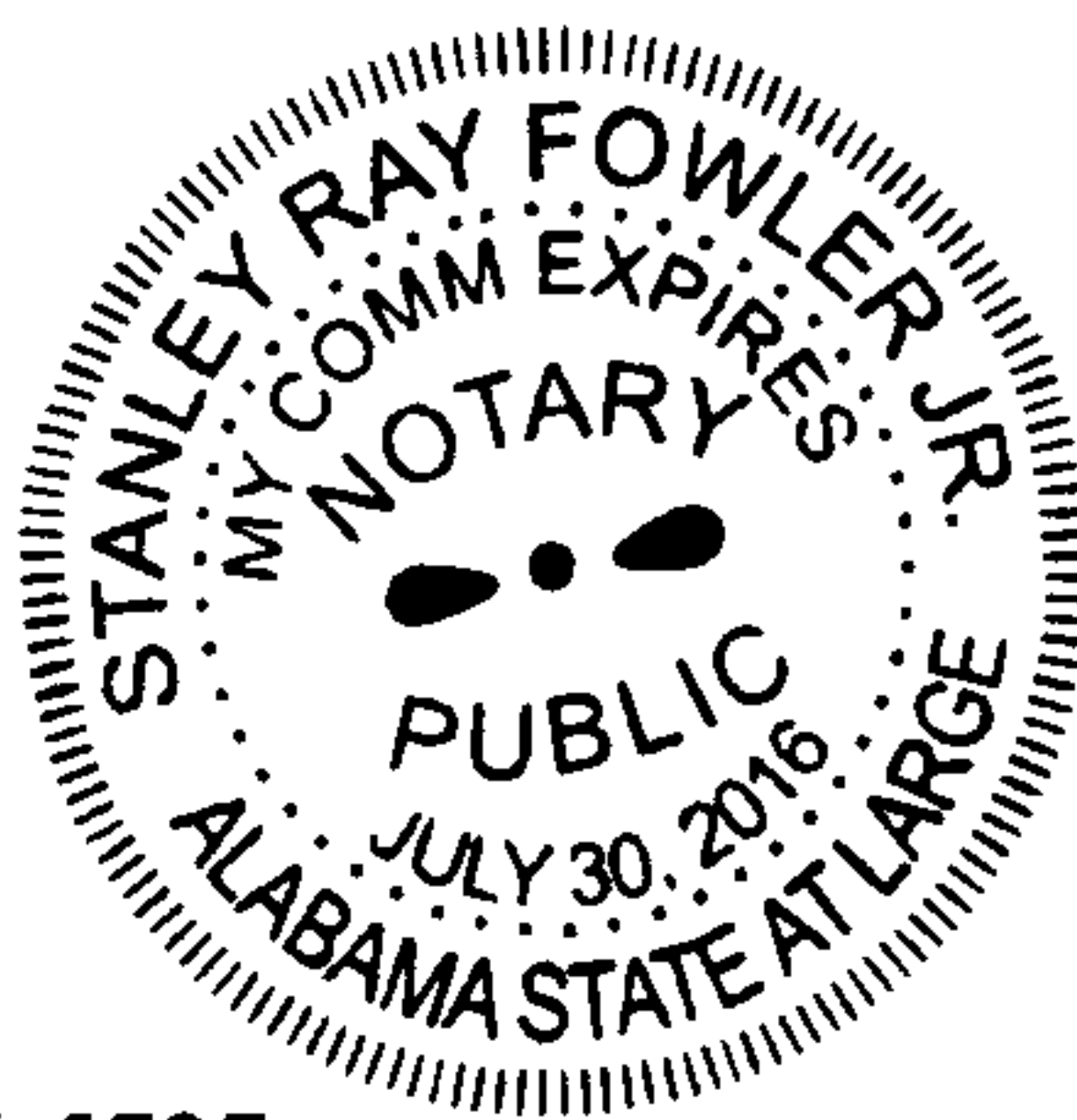
STATE OF ALABAMA)

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 CitiMortgage, Inc., successor by merger with ABN Amro Mortgage Group, Inc., 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 Mortgagee.

Given under my hand and official seal on this 14 day of Jan, 2014.

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



Stanley Ray Fowler, Jr.
Notary Public
My Commission Expires: _____



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name CitiMortgage, Inc., successor by
merger with ABN Amro
Mortgage Group, Inc.

Grantee's Name Federal Home Loan Mortgage
Corporation

Mailing Address c/o CitiMortgage, Inc.
1000 Technology Drive
O Fallon, MO 63368-2240

Mailing Address 5000 Plano Parkway
Carrollton, TX 75010

Property Address 1930 Chandaway Dr
Pelham, AL 35124

Date of Sale 1/13/2014

Total Purchase Price \$109,471.14

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

☐ Unattested

(verified by)

Print Tasia Craig, foreclosure specialist

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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