

**THIS INSTRUMENT WAS PREPARED BY:**

Michael W. Lindsey, Esq.  
2110 Devereux Circle  
Birmingham, AL 35243

**SEND TAX NOTICES TO:**

The Secretary Of Housing And  
Urban Development  
451 7th St SW  
Washington, DC 20410

**GRANTOR**

Estate of Mary Ann Monzella  
103 Indian Landing Road  
Pelham, AL 35124

**GRANTEE**

The Secretary Of Housing And  
Urban Development  
451 7th St SW  
Washington, DC 20410

Property Address: 103 Indian Landing Road, Pelham, AL 35124

Purchase Price: \$155,784.74 \*\*\*Mortgagee credit\*\*\*

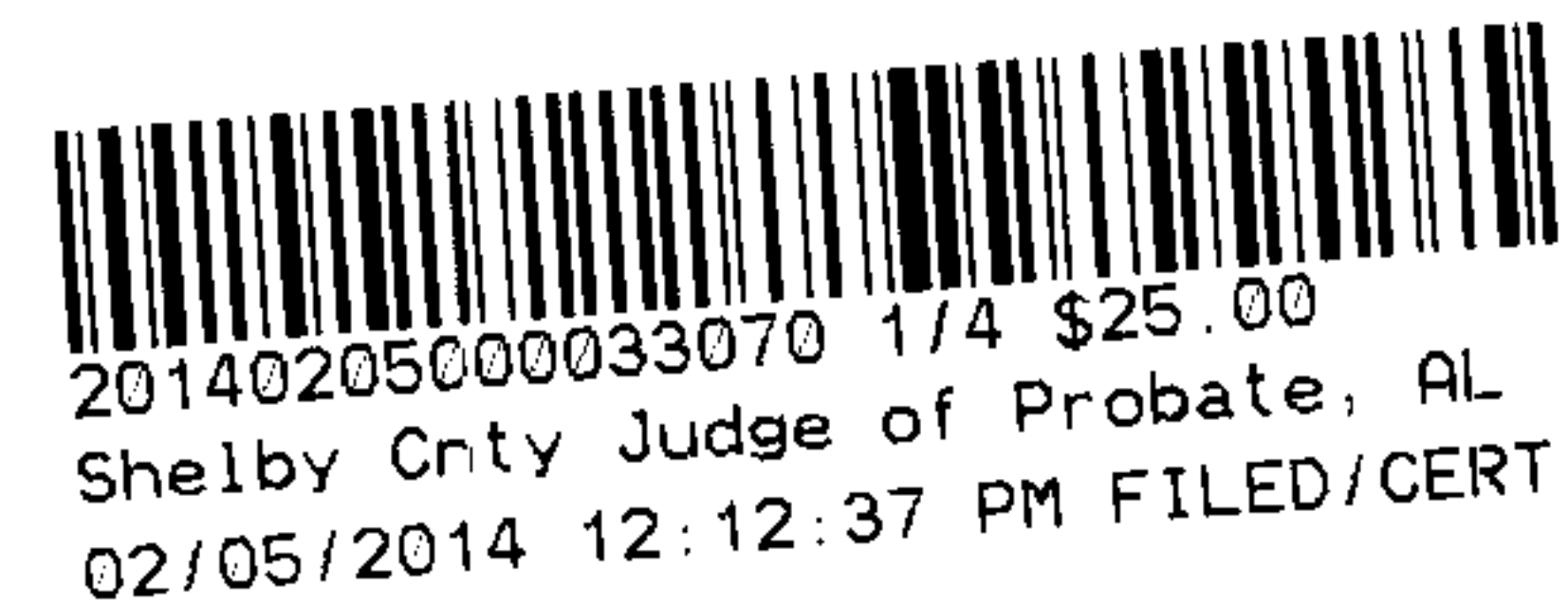
Sale Date: January 14, 2014

STATE OF ALABAMA

)

COUNTY OF SHELBY

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**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on December 13, 2000, Mary Ann Monzella, an unmarried woman, executed a certain mortgage on the property hereinafter described to Wells Fargo Home Mortgage, Inc., a California Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 2001 / 00187; and subsequently transferred and assigned to The Secretary Of Housing And Urban Development, and said assignment being recorded in Instrument Number 20090601000204850; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and The Secretary Of Housing And Urban Development 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 by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of December 18, 2013, December 25, 2013, January 01, 2014; and

WHEREAS, on January 14, 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 and properly conducted, and Peggy Youngblood did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Peggy Youngblood was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said The Secretary Of Housing And Urban Development; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of The Secretary Of Housing And Urban Development, in the amount of \$155,784.74, which sum of money The Secretary Of Housing And Urban Development offered to credit on the indebtedness secured by said mortgage, and the said The Secretary Of Housing And Urban Development, by and through Peggy Youngblood, as Auctioneer conducting said sale and as Attorney-in-Fact for The Secretary Of Housing And Urban Development, does hereby



GRANT, BARGAIN, SELL AND CONVEY unto the said The Secretary Of Housing And Urban Development, the following described property situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Indian Creek Subdivision, Phase 1, as recorded in Map Book 14, Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Said tract is situated in Shelby County, Alabama.

Commonly known as: 103 Indian Landing Road, Pelham, AL 35124

TO HAVE AND TO HOLD the above described property to The Secretary Of Housing And Urban Development and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, The Secretary Of Housing And Urban Development and Mary Ann Monzella have caused this instrument to be executed by and through Peggy Youngblood, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Peggy Youngblood, as Auctioneer conducting said sale on January 14, 2014.

The Secretary Of Housing And Urban Development


By Peggy Youngblood  
Peggy Youngblood, Attorney-in-Fact

Mary Ann Monzella

By: Peggy Youngblood  
Peggy Youngblood, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: Peggy Youngblood  
Peggy Youngblood, As the Auctioneer and person making said sale

STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20140205000033070 3/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
02/05/2014 12:12:37 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Peggy Youngblood, whose name as Attorney-in-Fact for Mary Ann Monzella, and whose name as Attorney-in-Fact and agent for The Secretary Of Housing And Urban Development; and whose name as Auctioneer and person making said sale, 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 said conveyance, she, in her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 3RD day of February, 2012. DMU

Dorothy M. Veitch

Notary Public in and for the State of Alabama,  
at Large

My Commission Expires: 6-28-14



Dorothy M. Veitch  
Notary Public  
State of Alabama  
Alabama State at Large

20140205000033070 4/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
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