


SEND TAX NOTICE TO:
Champion Mortgage, a division of Nationstar
Mortgage, LLC
350 Highland Drive
Lewisville, TX 75067

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED


20140402000093300 1/4 \$41.00
Shelby Cnty Judge of Probate, AL
04/02/2014 11:22:38 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 13th day of February, 2009, Mary M. Clark, a single woman, executed that certain mortgage on real property hereinafter described to American Reverse Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090303000076420, said mortgage having subsequently been transferred and assigned to Nationstar Mortgage, LLC d/b/a Champion Mortgage Company, by instrument recorded in Instrument Number 20121119000445020, 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 Nationstar Mortgage, LLC d/b/a Champion Mortgage Company 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 5, 2014, February 12, 2014, and February 19, 2014; and

WHEREAS, on March 17, 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 Nationstar Mortgage, LLC d/b/a Champion Mortgage Company 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 Nationstar Mortgage, LLC d/b/a Champion Mortgage Company; and

WHEREAS, U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1 was the highest bidder and best bidder in the amount of Fifteen Thousand And 00/100 Dollars (\$15,000.00) on the indebtedness secured by said mortgage, the said Nationstar Mortgage, LLC d/b/a Champion Mortgage Company, 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 U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest 1/4 of the Southeast 1/4 of Section 4, Township 19 South, Range 2 East, described as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 4, Go South 00 degrees 03 minutes 20 seconds West along the East boundary of said 1/4-1/4 section for 335.00 feet to the point of beginning; Thence continue South 00 degrees 03 minutes 20 seconds West along said East Boundary for 253.52 feet; thence North 89 degrees 00 minutes 56 seconds West for 647.34 feet to the East boundary of Shelby County Highway Number 467; thence North 15 degrees 43 minutes 12 seconds East along said East Boundary for 262.10 feet; thence South 89 degrees 00 minutes 56 seconds East for 576.56 feet to the East boundary of said 1/4-1/4 section and the point of beginning. Containing 3.56 acres, more or less.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, on behalf of Mortgage Equity Conversion Asset Trust 2011-1 its successors/heirs and assigns, forever;



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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, Nationstar Mortgage, LLC d/b/a Champion Mortgage Company, 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 20 day of March, 2014.

Nationstar Mortgage, LLC d/b/a Champion
Mortgage Company

By: AMN Auctioneering, LLC
Its: Auctioneer

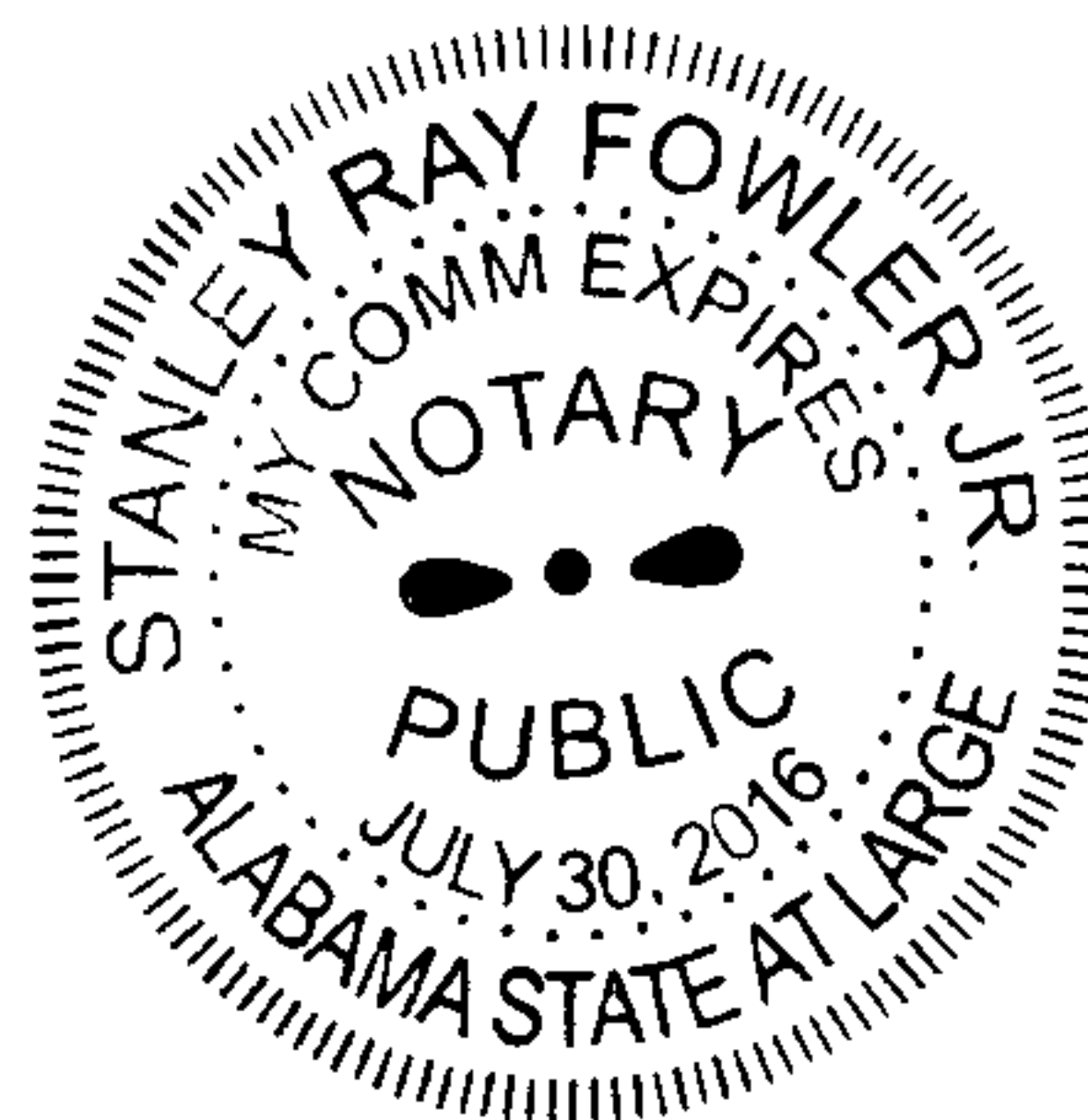
By: 
Aaron Nelson, Member

STATE OF ALABAMA)

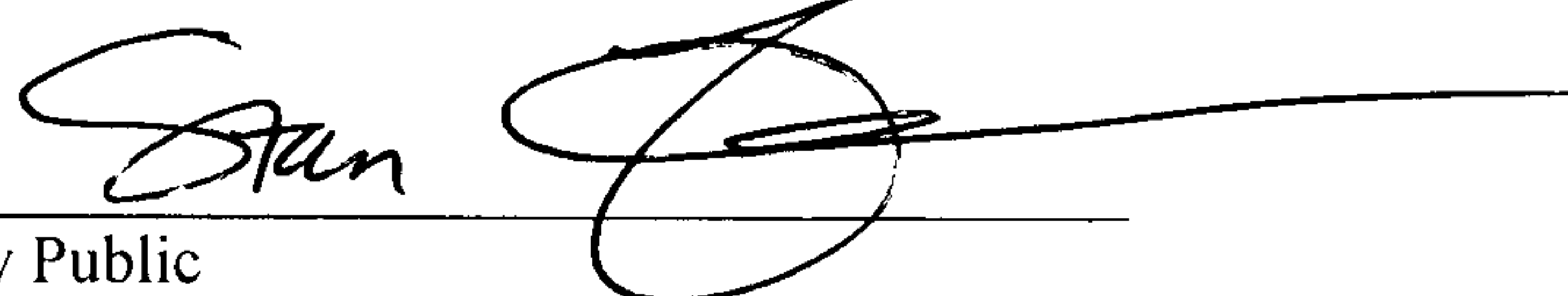
JEFFERSON COUNTY)

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 Nationstar Mortgage, LLC d/b/a Champion Mortgage Company, 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 20 day of March, 2014.



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


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 Nationstar Mortgage, LLC d/b/a
Champion Mortgage
Company

Grantee's Name U.S. Bank National Association,
on behalf of Mortgage Equity
Conversion Asset Trust 2011-1

Mailing Address c/o Champion Mortgage, a
division of Nationstar Mortgage,
LLC

Mailing Address c/o Champion Mortgage, a
division of Nationstar Mortgage,
LLC

350 Highland Drive
Lewisville, TX 75067

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Lewisville, TX 75067

Property Address 872 Hwy 467
Vincent, AL 35178

Date of Sale 03/17/2014

Total Purchase Price \$15,000.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ Closing Statement

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 _____

Print Heidi Peebles, foreclosure specialist

☐ Unattested

(verified by)

Sign Heidi Peebles
(Grantor/Grantee/Owner/Agent) circle one

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