

THIS INSTRUMENT WAS PREPARED BY:

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

SEND TAX NOTICES TO:

Ocwen Loan Servicing, LLC
1661 Worthington Road Suite 100
West Palm Beach, FL 33409

GRANTOR

Elizabeth Karen Brasher
2931 Barker Cypress Rd., Apt. 415
Houston, TX 77084


GRANTEE

Ocwen Loan Servicing, LLC
1661 Worthington Road Suite 100
West Palm Beach, FL 33409

Property Address: 1640 King James Dr., Alabaster, AL 35007

Purchase Price: \$97,539.85 ***Mortgagee credit***

Sale Date: June 17, 2014


20140620000187490 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
06/20/2014 11:11:36 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on June 28, 2004, Elizabeth Karen Brasher, a single woman, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for RBMG, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20040716000394120; and subsequently transferred and assigned to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrwide Home Loans Servicing, LP, and said assignment being recorded in Instrument Number, 20120208000047350; and subsequently transferred and assigned to American Home Mortgage Servicing, Inc., and said assignment being recorded in Instrument Number, 20121005000382600; and subsequently transferred and assigned to Ocwen Loan Servicing, LLC, and said assignment being recorded in Instrument Number, 20130911000369080; 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

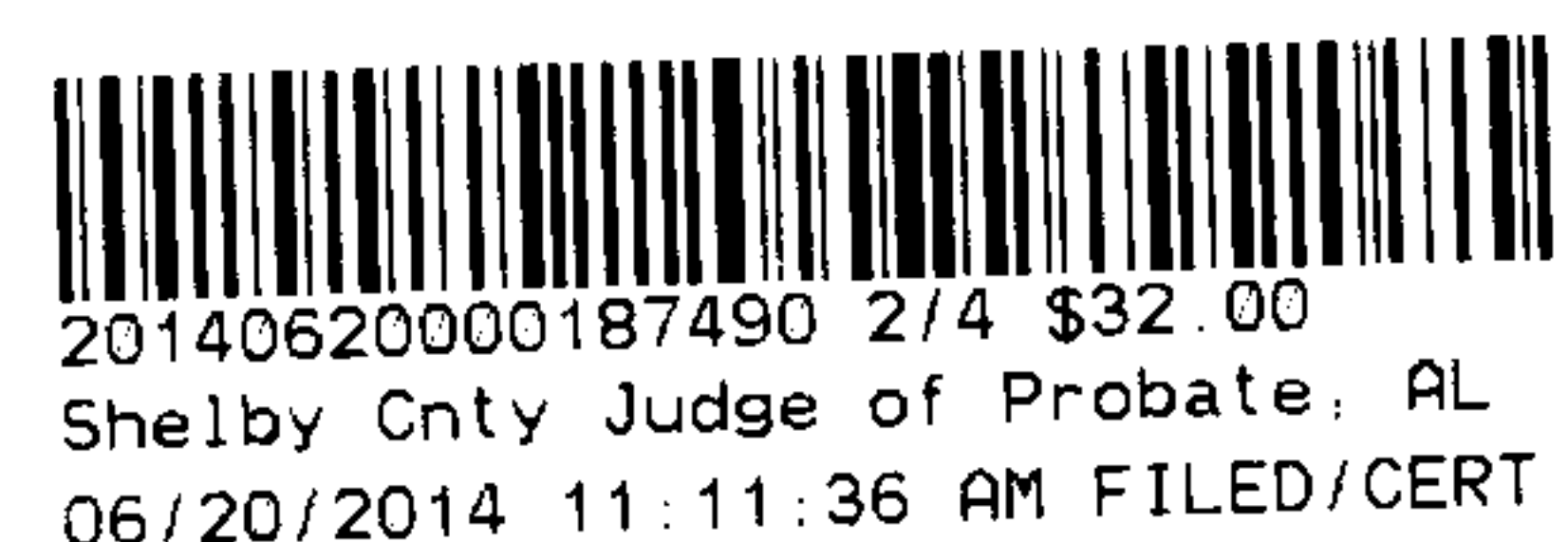
Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under 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 Ocwen Loan Servicing, LLC 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 Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of May 21, 2014, May 28, 2014, June 4, 2014; and

WHEREAS, on June 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 and properly conducted, and Gary L. Anderson 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, Gary L. Anderson was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Ocwen Loan Servicing, LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Ocwen Loan Servicing, LLC, in the amount of \$97,539.85, which sum of money Ocwen Loan Servicing, LLC offered to credit on the indebtedness secured by said mortgage, and the said Ocwen Loan Servicing, LLC, by and through Gary L. Anderson, as



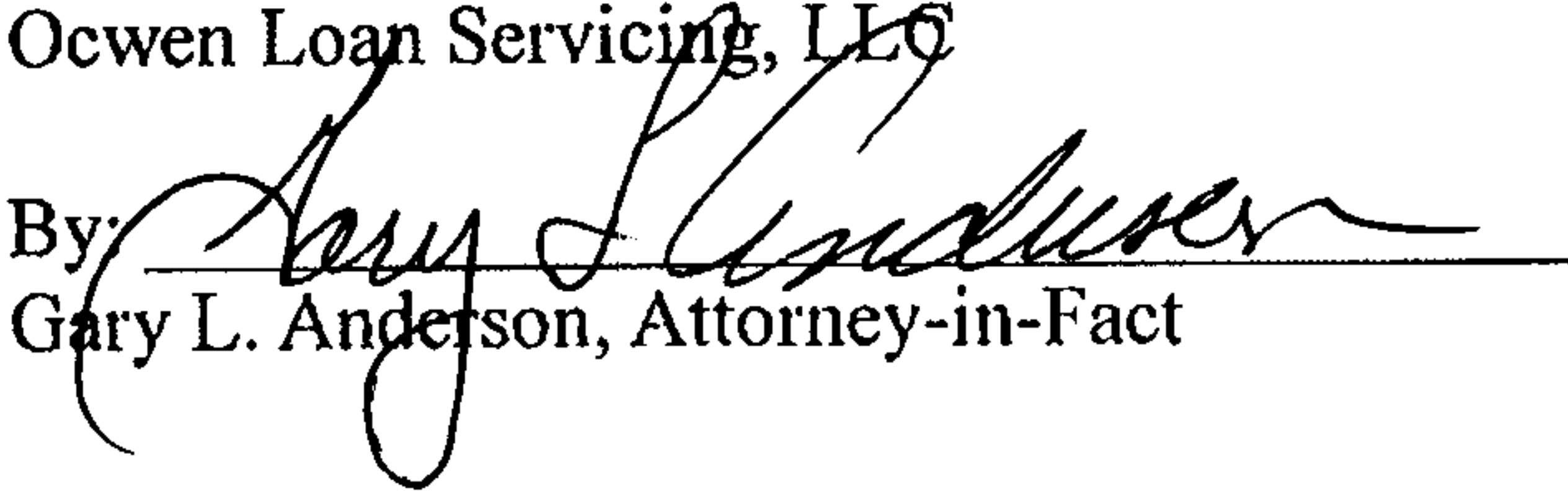
Auctioneer conducting said sale and as Attorney-in-Fact for Ocwen Loan Servicing, LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Ocwen Loan Servicing, LLC, the following described property situated in Shelby County, Alabama, to-wit:

LOT 43, ACCORDING TO THE SURVEY OF KINGWOOD TOWNHOMES, PHASE TWO, AS RECORDED IN MAP BOOK 9, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property to Ocwen Loan Servicing, LLC 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, Ocwen Loan Servicing, LLC and Elizabeth Karen Brasher have caused this instrument to be executed by and through Gary L. Anderson, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Gary L. Anderson, as Auctioneer conducting said sale on June 17, 2014.

Ocwen Loan Servicing, LLC

By: 
Gary L. Anderson, Attorney-in-Fact



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Elizabeth Karen Brasher

By: Gary L. Anderson
Gary L. Anderson, The person acting as Auctioneer and
conducting the sale as its Attorney-in-Fact

By: Gary L. Anderson
Gary L. Anderson, As the Auctioneer and person making
said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Gary L. Anderson, whose name as Attorney-in-Fact for Elizabeth Karen Brasher, and whose name as Attorney-in-Fact and agent for Ocwen Loan Servicing, LLC; 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, he/she, in his/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 19th day of June, 2014.

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



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