

THIS INSTRUMENT WAS PREPARED BY:

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SEND TAX NOTICES TO:

Ventures Trust 2013-I-NH by MCM
Capital Partners, LLC its trustee
7500 Old Georgetown Road
Suite 1350
Bethesda, MD 20814

GRANTOR

Nancy S. Schneider
1111 King Arthur Court
Alabaster, AL 35007

GRANTEE

Ventures Trust 2013-I-NH by MCM
Capital Partners, LLC its trustee
7500 Old Georgetown Road
Suite 1350
Bethesda, MD 20814

Property Address: 1111 King Arthur Court, Alabaster, AL 35007

Purchase Price: \$94,500.00 ***Mortgagee credit***

Sale Date: April 21, 2015

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on October 16, 2008, Nancy S. Schneider, an unmarried woman, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for First Choice Funding, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No., 20081031000423470; and subsequently transferred and assigned to BAC Home Loans Servicing, LP, and said assignment being recorded in Instrument No., 20091208000450220; and subsequently transferred and assigned to Secretary of Housing and Urban Development, and said assignment being recorded in Instrument No., 20140506000134300; and subsequently transferred and assigned to Ventures Trust 2013-I-NH by MCM Capital Partners, LLC its trustee, and said assignment being recorded in Instrument No., 20140506000134310; 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



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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 Ventures Trust 2013-I-NH by MCM Capital Partners, LLC its trustee 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 March 25, 2015, April 1, 2015, April 8, 2015; and

WHEREAS, on April 21, 2015, 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 Erin Veitch 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, Erin Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Ventures Trust 2013-I-NH by MCM Capital Partners, LLC its trustee; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Ventures Trust 2013-I-NH by MCM Capital Partners, LLC its trustee, in



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the amount of \$94,500.00, which sum of money Ventures Trust 2013-I-NH by MCM Capital Partners, LLC its trustee offered to credit on the indebtedness secured by said mortgage, and the said Ventures Trust 2013-I-NH by MCM Capital Partners, LLC its trustee, by and through Erin Veitch, as Auctioneer conducting said sale and as Attorney-in-Fact for Ventures Trust 2013-I-NH by MCM Capital Partners, LLC its trustee, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Ventures Trust 2013-I-NH by MCM Capital Partners, LLC its trustee, the following described property situated in Shelby County, Alabama, to-wit:

Lot 1, Block 2, according to the Survey of Royal Place, as recorded in Map Book 17, Page 143, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Ventures Trust 2013-I-NH by MCM Capital Partners, LLC its trustee 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, Ventures Trust 2013-I-NH by MCM Capital Partners, LLC its trustee and Nancy S. Schneider have caused this instrument to be executed by and through Erin Veitch, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Erin Veitch, as Auctioneer conducting said sale on April 21, 2015.

Ventures Trust 2013-I-NH by MCM Capital Partners, LLC its trustee

By: _____

Erin Veitch, Attorney-in-Fact

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Nancy S. Schneider

By: Erin M Veitch
Erin Veitch, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: Erin Veitch
Erin Veitch, 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 Erin Veitch, whose name as Attorney-in-Fact for Nancy S. Schneider, and whose name as Attorney-in-Fact and agent for Ventures Trust 2013-I-NH by MCM Capital Partners, LLC its trustee; 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 27th day of April, 2015.

Dorothy M Veitch
Notary Public
My Commission Expires: 6-28-18



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

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