

PREPARED BY:

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20151029000377930 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
10/29/2015 03:39:06 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

THIS INDENTURE, effective as of the 24th day of September, 2015, between Ditech Financial LLC FKA Green Tree Servicing LLC, as Grantor, and Ditech Financial LLC FKA Green Tree Servicing LLC, as Grantee.

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, July 9, 2010, **Garrett L Matherne, Husband And Joni E Matherne, Wife, Mortgagors**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc.** solely as nominee for **Platinum Mortgage, Inc.**, which said mortgage is recorded in Instrument No. 20100716000228660 as modified by that certain Modification Agreement in Instrument No. 20150430000141580, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **Ditech Financial LLC FKA Green Tree Servicing LLC**, as transferee, said transfer is recorded in Instrument 20150625000214280, aforesaid records, and Ditech Financial LLC FKA Green Tree Servicing LLC, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said Ditech Financial LLC FKA Green Tree Servicing LLC as transferee, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the Shelby County Reporter, a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 08/19/2015, 08/26/2015, 09/02/2015; and

WHEREAS, on September 24, 2015, the day on which the foreclosure sale was due to be held under the terms of said notice at 12:58 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and Ditech Financial LLC FKA Green Tree Servicing LLC did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Chelsea, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Ditech Financial LLC FKA Green Tree Servicing LLC in the amount of **ONE HUNDRED SEVENTY THOUSAND ONE HUNDRED DOLLARS AND NO CENTS (\$170,100.00)** which sum the said Ditech Financial LLC FKA Green Tree Servicing LLC offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Ditech Financial LLC FKA Green Tree Servicing LLC ; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED SEVENTY THOUSAND ONE HUNDRED DOLLARS AND NO CENTS (\$170,100.00), cash, on the indebtedness secured by said mortgage, the said Garrett L Matherne, Husband And Joni E Matherne, Wife, acting by and through the said Ditech Financial LLC FKA Green Tree Servicing LLC as transferee, by Reed Hudson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto Ditech Financial LLC FKA Green Tree Servicing LLC , and its successors and assigns, as grantee, the following

described real property, situated in Shelby County, Alabama, to-wit:

Lot 34, according to the survey of Lime Creek at Chelsea Preserve, Subdivision 1, as recorded in Map Book 32, Page 25, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto Ditech Financial LLC FKA Green Tree Servicing LLC, its successors and assigns forever 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Garrett L Matherne, Husband And Joni E Matherne, Wife, Mortgagors by the said Ditech Financial LLC FKA Green Tree Servicing LLC have caused this instrument to be executed by Reed Hudson as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Reed Hudson has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 29 day of October, 2015.

Garrett L Matherne And Joni E Matherne, Mortgagors

Ditech Financial LLC FKA Green Tree Servicing LLC, Mortgagee
or Transferee of Mortgagee
By: Reed Hudson

as Auctioneer and the person conducting said sale for the Mortgagee
or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Reed Hudson whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 29 day of October, 2015.

SONDRA D HALL
NOTARY PUBLIC
My Commission Expires:

SONDRA D HALL
My Commission Expires
12/4/2016

Grantee Name / Send tax notice to:
ATTN:
DITECH FINANCIAL LLC
4250 North Freeway
Fort Worth, TX 76137



20151029000377930 3/3 \$26.00
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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	Garrett L Matherne and Joni E Matherne	Grantee's Name	Ditech Financial LLC
Mailing Address	4250 North Freeway Fort Worth, TX 76137	Mailing Address	4250 North Freeway Fort Worth, TX 76137
Property Address	163 Lime Creek Ln Chelsea, AL 35043	Date of Sale	September 24, 2015
		Total Purchase price	\$ 170,100.00
		or	
		Actual Value	
		or	
		Assessed 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other FC Sale
<input type="checkbox"/> 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.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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

Harold Clark

Unattested

Sign

Harold Clark

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1