


SEND TAX NOTICE TO:
Federal National Mortgage Association
13455 Noel Road, Suite 660
Dallas, TX 75240

STATE OF ALABAMA)
SHELBY COUNTY)


20151209000420550 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/09/2015 11:31:31 AM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 5th day of May, 2004, Tung H. Nguyen, an unmarried person, executed that certain mortgage on real property hereinafter described to HSBC Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20040519000264750, said mortgage having subsequently been transferred and assigned to HSBC Bank USA NA, by instrument recorded in Instrument Number 20150325000093240, 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 HSBC Bank USA NA 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 October 14, 2015, October 21, 2015, and October 28, 2015; and

WHEREAS, on November 18, 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 conducted, and HSBC Bank USA NA 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, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said HSBC Bank USA NA; and

WHEREAS, Federal National Mortgage Association was the highest bidder and best bidder in the amount of Three Hundred Six Thousand Four Hundred Thirty-Three And 83/100 Dollars (\$306,433.83) on the indebtedness secured by said mortgage, the said HSBC Bank USA NA, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Wilmington Place, as recorded in Map Book 30, Page 23 A & B, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Federal National Mortgage Association its successors/heirs and assigns, forever; 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.



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IN WITNESS WHEREOF, HSBC Bank USA NA, has caused this instrument to be executed by
and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said
Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 4th day of
December, 2015.

HSBC Bank USA NA

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]
Lee Nash, Auctioneer

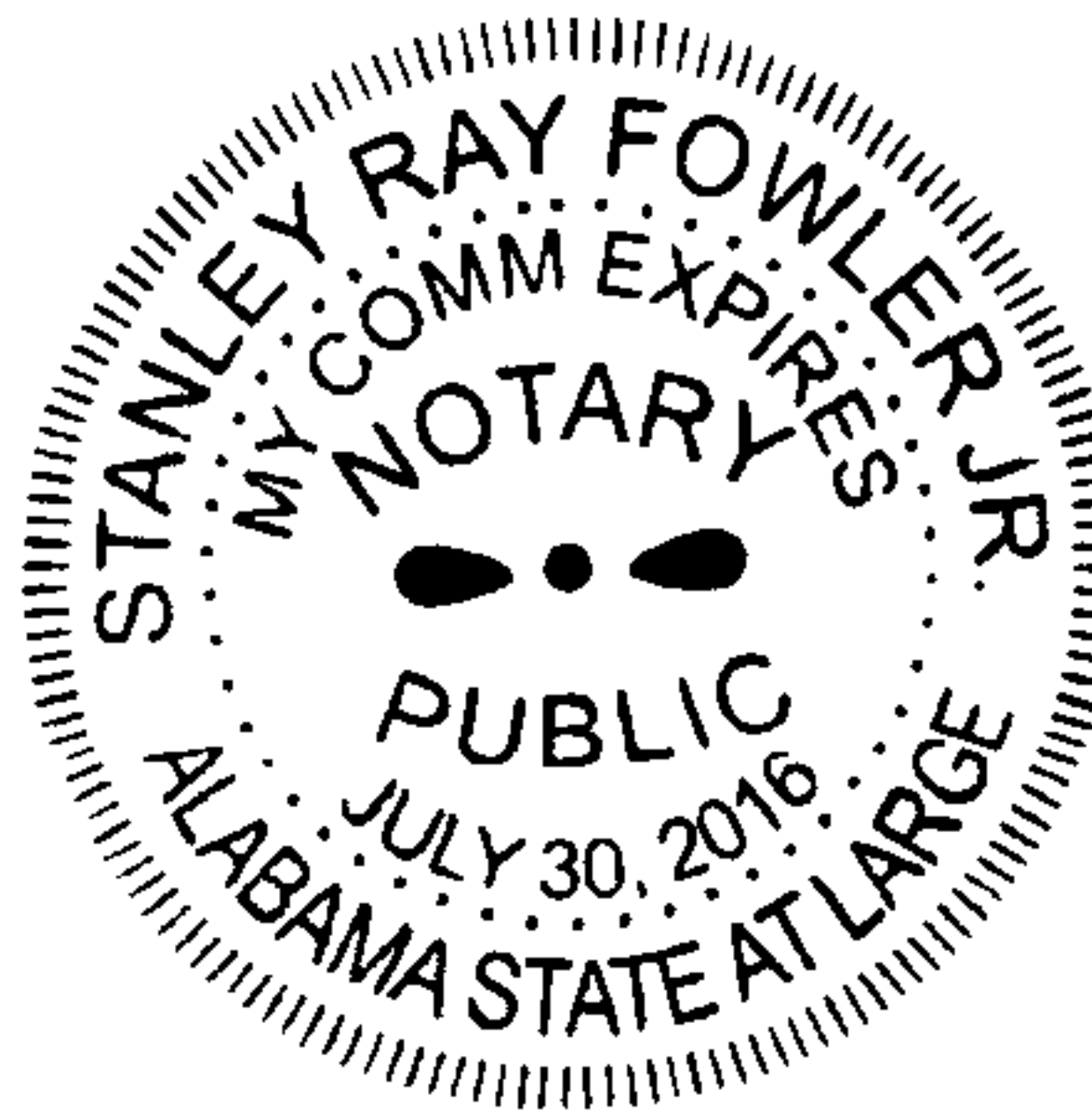
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for HSBC Bank USA NA, 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 auctioneer and with full authority, executed the same voluntarily 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 4 day of December, 2015.

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



[Signature]
Notary Public
My Commission Expires: [Signature]

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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 HSBC Bank USA NA
c/o PHH Mortgage
Corporation
Mailing Address 2001 Bishops Gate Blvd.
Mt. Laurel, NJ 08054

Grantee's Name Federal National Mortgage
Association
Mailing Address 13455 Noel Road, Suite 660
Dallas
, TX, 75240

Property Address 2035 Wilmington Place
Birmingham, AL 35242

Date of Sale 11/18/2015

Total Purchase Price \$306,433.83
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 11/18/2015

Print Stanley Fowler, Foreclosure Specialist

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

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