


SEND TAX NOTICE TO:
Ditech Financial, LLC FKA GreenTree Servicing,
LLC
3232 Newmark Drive
Miamisburg, OH 45342


20151222000435090 1/4 \$26.00
Shelby Cnty Judge of Probate, AL
12/22/2015 08:08:05 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 11th day of April, 2003, Lanita A. Tolbert, an unmarried woman, executed that certain mortgage on real property hereinafter described to Regions Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20030428000259710, said mortgage having subsequently been transferred and assigned to Green Tree Servicing LLC, by instrument recorded in Instrument Number 20150824000294820, 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 Ditech Financial, LLC fka Green Tree Servicing LLC 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 September 30, 2015, October 7, 2015, and October 14, 2015; and

WHEREAS, on December 2, 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 Ditech Financial, LLC fka Green Tree Servicing LLC 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 Ditech Financial, LLC fka Green Tree Servicing LLC ; and

WHEREAS, Ditech Financial, LLC fka Green Tree Servicing LLC was the highest bidder and best bidder in the amount of Eighty-Eight Thousand Two Hundred And 00/100 Dollars (\$88,200.00) on the indebtedness secured by said mortgage, the said Ditech Financial, LLC fka Green Tree Servicing LLC , by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Ditech Financial, LLC fka Green Tree Servicing LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 502, according to the Survey of Savannah Pointe, Sector V, Phase II,
as recorded in Map Book 30, Page 42, 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/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, Ditech Financial, LLC fka Green Tree Servicing LLC , 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 16 day of December, 2015.

Ditech Financial, LLC fka Green Tree Servicing
LLC

By: Red Mountain Title, LLC
Its: Auctioneer

By: Stanley Fowler
Stanley Fowler, Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Fowler, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Ditech Financial, LLC fka Green Tree Servicing LLC , 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 16 day of December, 2015.

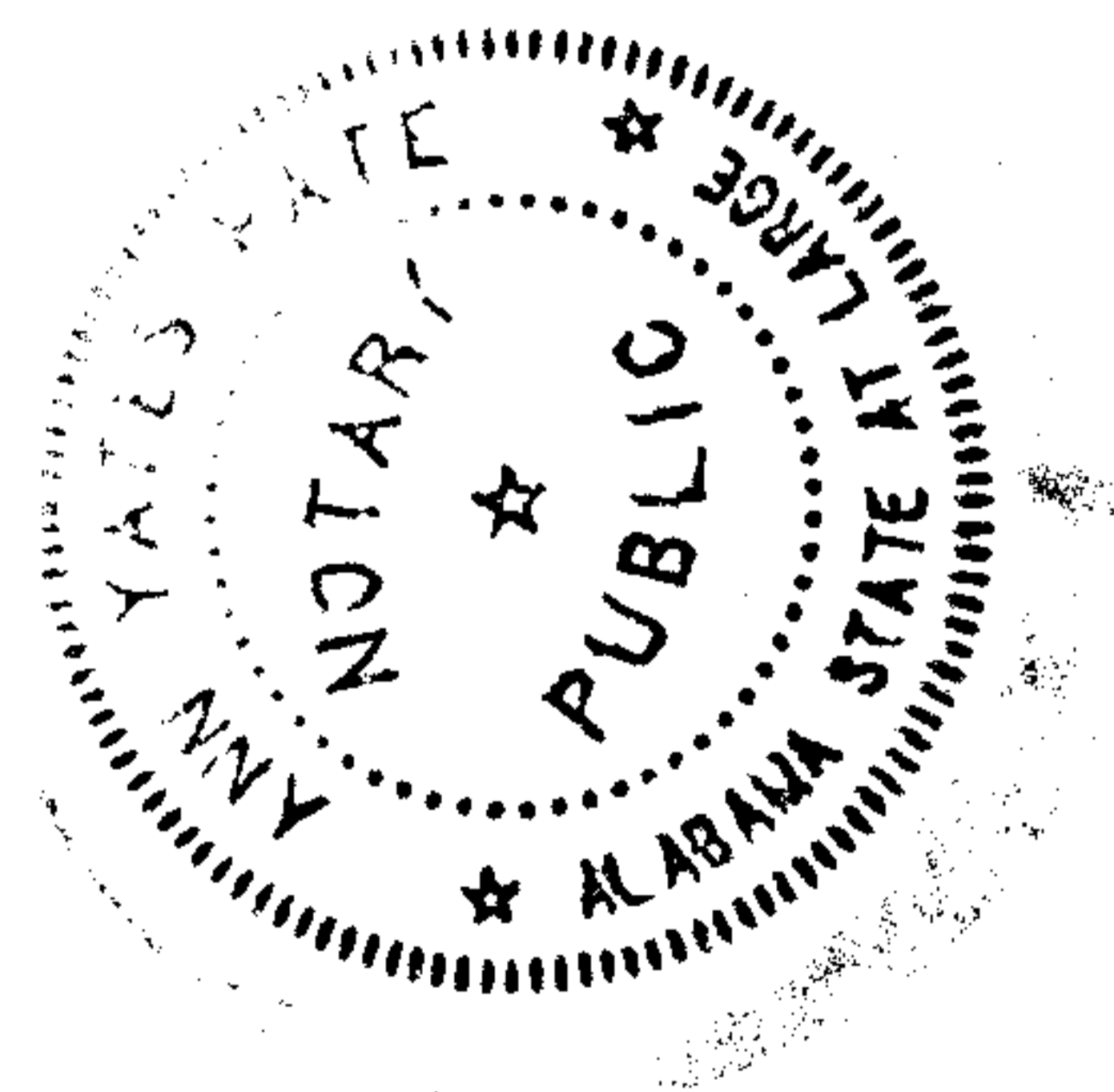
Walter State
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA

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

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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 Ditech Financial, LLC fka Green
Tree Servicing LLC

Grantee's Name Ditech Financial, LLC fka Green
Tree Servicing LLC

Mailing Address c/o Ditech Financial, LLC FKA
GreenTree Servicing, LLC
3232 Newmark Drive
Miamisburg, OH 45342

Mailing Address c/o Ditech Financial, LLC FKA
GreenTree Servicing, LLC
3232 Newmark Drive
Miamisburg, OH 45342

Property Address 412 Savannah Cove
Calera, AL 35040

Date of Sale 12/02/2015

Total Purchase Price \$88,200.00

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price

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 12/02/2015

Print Corey Johnson, Foreclosure Specialist

☐ Unattested

(verified by)

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


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