

SEND TAX NOTICE TO:
Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

20170519000176110
05/19/2017 03:20:54 PM
FCDEEDS 1/5

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 12th day of May, 2005, Justin Geissler and Krys Geissler, husband and wife , executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for Hometown Mortgage Services, Inc. , which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050516000234440, said mortgage having subsequently been transferred and assigned to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. a successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS6, by instrument recorded in Instrument number 20170324000098860, 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 The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. a successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc.,



Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS6 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 April 5, 2017, April 12, 2017, and April 19, 2017; and

WHEREAS, on May 10, 2017, 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 The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. a successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS6 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, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. a successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS6 was the highest bidder and best bidder in the amount of Eighty-Five Thousand Five Hundred Ninety-Four And 92/100 Dollars (\$85,594.92) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. a successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS6, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. a successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS6 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land containing 0.25 acre, more or less, located in the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said Section 34, thence run S 88 degrees 47' W a distance of 1010.0 feet; thence run N 02 degrees W a distance of 449.5 feet; thence run N 88 degrees 47' E a distance of 395.0 feet to the point of beginning; thence turn left 66 degrees 20' 13" a distance of 91/94 feet; thence turn right 09 degrees 16' 33" a distance of 86.29 feet to the Southwesterly right-of-way of the Helena- Alabaster Highway; thence turn right 99 degrees 45' 00" along said right of way a distance of 70.43 feet to the centerline of a ditch; thence turn right 71 degrees 21' 40" along said ditch a distance of 48.70 feet; thence turn right 11 degrees 57' 00" along said ditch a distance of 79.61 feet; thence turn right 54 degrees 00' 00" a distance of 68.95 feet to the point of beginning.



TO HAVE AND TO HOLD the above described property unto The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. a successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS6 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.



IN WITNESS WHEREOF, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. a successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS6, 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 15 day of May, 2017.

The Bank of New York Mellon Trust Company,
National Association fka The Bank of New York
Trust Company, N.A. a successor to JPMorgan Chase
Bank, N.A., as Trustee for Residential Asset
Mortgage Products, Inc., Mortgage Asset-Backed
Pass-Through Certificates Series 2005-RS6

By: Red Mountain Title, LLC
Its: Auctioneer

By: 

STATE OF ALABAMA)

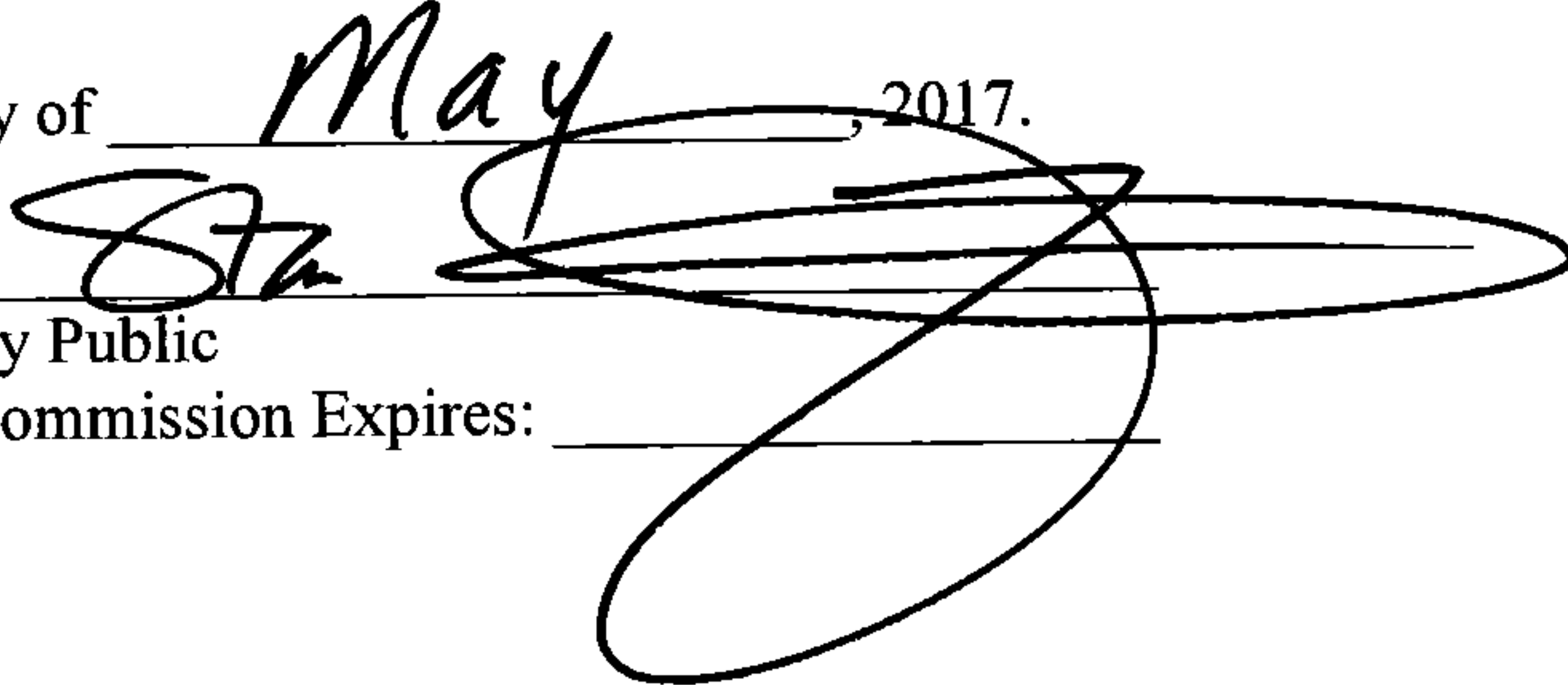
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. a successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RS6, 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/she, 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 15 day of May, 2017.



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


Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name The Bank of New York Mellon
Trust Company, National
Association fka The Bank of New
York Trust Company, N.A. a
successor to JPMorgan Chase
Bank, N.A., as Trustee for
Residential Asset Mortgage
Products, Inc., Mortgage Asset-
Backed Pass-Through
Certificates Series 2005-RS6

c/o Ocwen Loan Servicing,
LLC

Mailing Address 1661 Worthington Road, Suite
100
West Palm Beach, FL 33409

Property Address 1253 1st Ave W
Alabaster, AL 35007

Grantee's Name The Bank of New York Mellon
Trust Company, National
Association fka The Bank of New
York Trust Company, N.A. a
successor to JPMorgan Chase
Bank, N.A., as Trustee for
Residential Asset Mortgage
Products, Inc., Mortgage Asset-
Backed Pass-Through Certificates
Series 2005-RS6

c/o Ocwen Loan Servicing, LLC

Mailing Address 1661 Worthington Road, Suite
100
West Palm Beach, FL 33409

Date of Sale 05/10/2017

Total Purchase Price \$85,594.92

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 5/10/2017

☐ Unattested

 (verified by)

Print

Emily Coyne

Sign

Emily Coyne
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/19/2017 03:20:54 PM
 \$37.00 DEBBIE
 20170519000176110

[Signature]