

Prepared By:
Nicholas P. Edwards, Esq.
Shelton, Harrison & Pinson, LLC
701 Highlander Blvd., Suite 270
Arlington, TX 76015

20170526000184480
05/26/2017 11:13:15 AM
FCDEEDS 1/4

State of Alabama

County of Shelby

MORTGAGE FORECLOSURE DEED

THIS INDENTURE, effective as of May 25, 2017, between Carrington Mortgage Services, LLC as Grantor, and Carrington Mortgage Services, LLC as Grantee.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore, on to-wit, January 20, 2011, David M. Brodeur, Jr. and Marni B. Brodeur, Mortgagors, did, execute a certain mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A., which mortgage is recorded as Instrument Number 20110201000035690 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 Carrington Mortgage Services, LLC, as Transferee, said transfer is recorded as Instrument Number 20160926000352270, in aforesaid records, and Carrington Mortgage Services, 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 Carrington Mortgage Services, LLC, 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 March 22, 2017, March 29, 2017, April 5, 2017; and

WHEREAS, on April 26, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice at 12:45 p.m. between the legal hours of sale, said foreclosure was duly and properly conducted and Carrington Mortgage Services, 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, 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 Carrington Mortgage Services, LLC in the amount of One Hundred Seventy-Two Thousand, Three Hundred and Three Dollars (\$172,303.00) which sum the said Carrington Mortgage Services, LLC offered to credit on the indebtedness secured by said mortgage and said property was thereupon sold to the said Carrington Mortgage Services, 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-Two Thousand, Three Hundred and Three Dollars (\$172,303.00), cash, on the indebtedness secured by said mortgage, the said David M. Brodeur, Jr. and Marni B. Brodeur, acting by and through the said Carrington Mortgage Services, LLC as transferee, by Nicholas P. Edwards, as attorney and representative for the Mortgagee or Transferee of Mortgage, does hereby grant, bargain, sell, and convey unto Carrington Mortgage Services, LLC, and its successors and assigns, as transferee, the following described real property, situated in Shelby County, Alabama, to-wit:

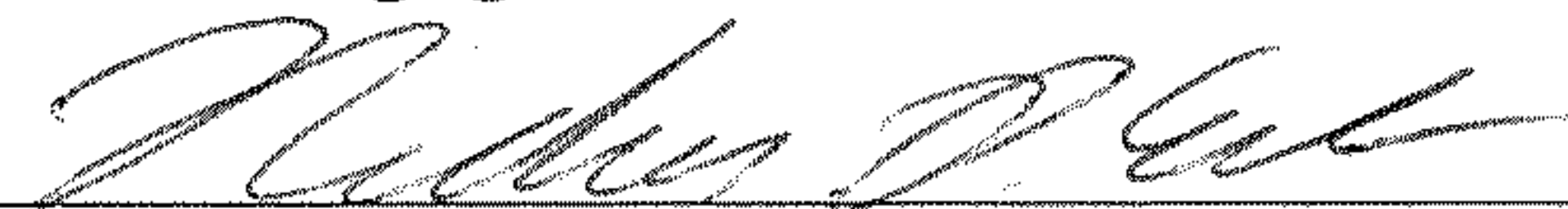
LOT 17 ACCORDING TO THE SURVEY OF SECOND SECTOR OF THE RESIDENTIAL SUBDIVISION, THE HIGHLANDS AS RECORDED IN MAP BOOK 11, PAGE 25 A & B, SHELBY COUNTY, ALABAMA RECORDS.

TO HAVE AND TO HOLD the above described property unto Carrington Mortgage Services, 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, David M. Brodeur, Jr. and Marni B. Brodeur, Mortgagor, by the said Carrington Mortgage Services, LLC have caused this instrument to be executed by Nicholas P. Edwards, as attorney and representative of the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Nicholas P. Edwards, has executed this instrument in his capacity as such representative causing these presents to be executed on the 25th day of May, 2017.

David M. Brodeur, Jr. and Marni B. Brodeur, Mortgagor(s)

Carrington Mortgage Services, LLC

By: 

Nicholas P. Edwards

As Attorney and Representative for the Mortgagee or
Transferee of Mortgagee

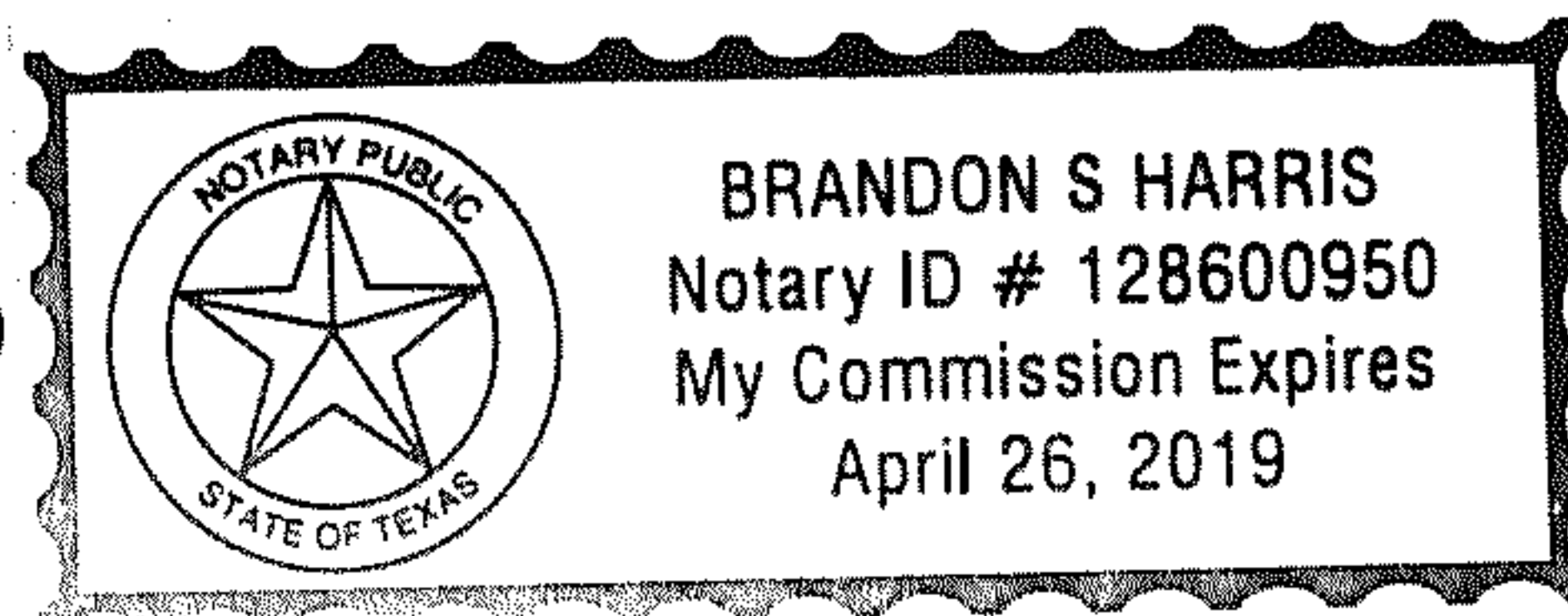
State of Texas

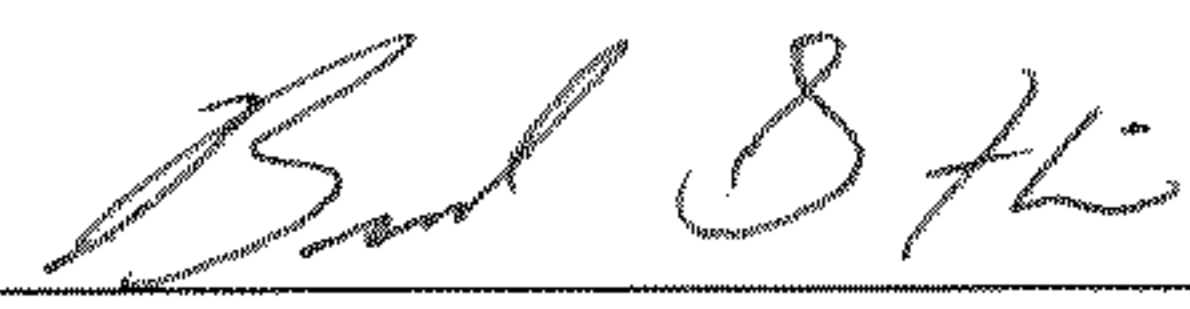
County of Tarrant

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Nicholas P. Edwards, whose name as **Attorney for 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 Attorney and Representative, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and seal, this 25th day of May,
2017.

(Notarial Seal)




Notary Public

My Commission Expires:

4/26/2019

SEND TAX NOTICE TO:

Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

