

SEND TAX NOTICE TO:  
Select Portfolio Servicing, Inc.  
3217 Decker Lake Dr.  
W Valley City, UT 84119

20170629000233460  
06/29/2017 04:00:26 PM  
FCDEEDS 1/4

STATE OF ALABAMA            )  
SHELBY COUNTY                )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 6th day of June, 2005, Gary M. Eubanks Jr., a married man and Marjorie J. Eubanks, a married woman, husband and wife, executed that certain mortgage on real property hereinafter described to ABN AMRO Mortgage Group, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050727000377250, said mortgage having subsequently been transferred and assigned to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as indenture trustee, for the CSMC 2015-RPL2 Trust, Mortgage-Backed Notes, Series 2015-RPL2, by instrument recorded in Instrument No 20160706000234010, 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 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as indenture trustee, for the CSMC 2015-



RPL2 Trust, Mortgage-Backed Notes, Series 2015-RPL2 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 May 17, 2017, May 24, 2017, and May 31, 2017; and

WHEREAS, on June 28, 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 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as indenture trustee, for the CSMC 2015-RPL2 Trust, Mortgage-Backed Notes, Series 2015-RPL2 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, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as indenture trustee, for the CSMC 2015-RPL2 Trust, Mortgage-Backed Notes, Series 2015-RPL2 was the highest bidder and best bidder in the amount of Four Hundred Thousand And 00/100 Dollars (\$400,000.00) on the indebtedness secured by said mortgage, the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as indenture trustee, for the CSMC 2015-RPL2 Trust, Mortgage-Backed Notes, Series 2015-RPL2, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as indenture trustee, for the CSMC 2015-RPL2 Trust, Mortgage-Backed Notes, Series 2015-RPL2 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 2117, according to the Map of Highland Lakes, 21st Sector, Phase I & II, an Eddleman Community, as recorded in Map Book 30, Page 6 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive Easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument Number 1996-17543 and further amended in Instrument No. 1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 21st Sector, Phase I and II, recorded as Instrument No. 20020716000332740 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



TO HAVE AND TO HOLD the above described property unto Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as indenture trustee, for the CSMC 2015-RPL2 Trust, Mortgage-Backed Notes, Series 2015-RPL2 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, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as indenture trustee, for the CSMC 2015-RPL2 Trust, Mortgage-Backed Notes, Series 2015-RPL2, 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 28 day of June, 2017.

Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust, as indenture trustee, for the CSMC  
2015-RPL2 Trust, Mortgage-Backed Notes, Series  
2015-RPL2

By: Red Mountain Title, LLC  
Its: Auctioneer

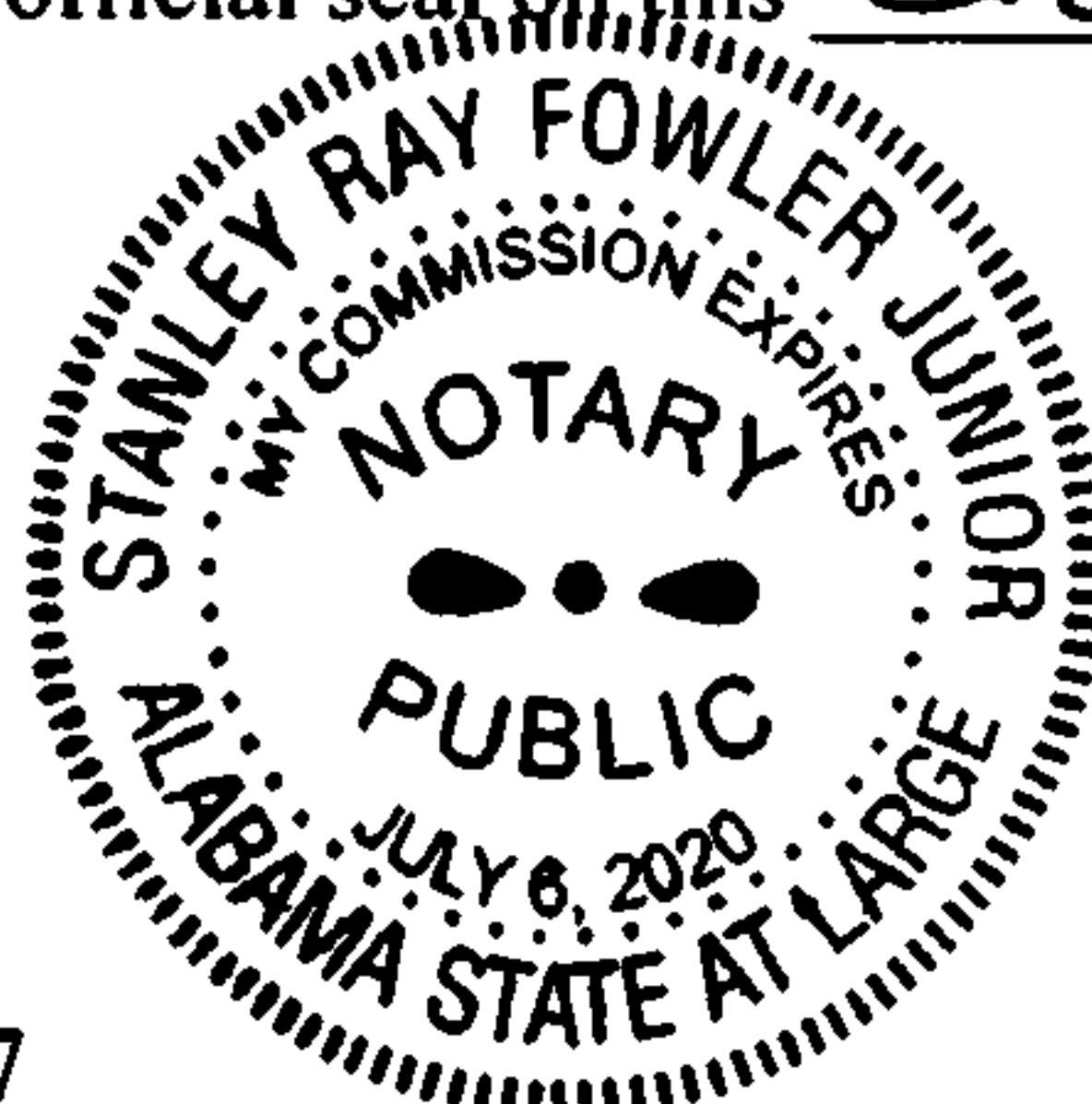
By: 

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 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as indenture trustee, for the CSMC 2015-RPL2 Trust, Mortgage-Backed Notes, Series 2015-RPL2, 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 28 day of JUNE, 2017.



  
Notary Public  
My Commission Expires: \_\_\_\_\_

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





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

Grantor's Name Wilmington Savings Fund  
Society, FSB, d/b/a Christiana  
Trust, as indenture trustee, for  
the CSMC 2015-RPL2 Trust,  
Mortgage-Backed Notes, Series  
2015-RPL2  
c/o Select Portfolio Servicing,  
Inc.

Grantee's Name Wilmington Savings Fund Society,  
FSB, d/b/a Christiana Trust, as  
indenture trustee, for the CSMC  
2015-RPL2 Trust, Mortgage-  
Backed Notes, Series 2015-  
RPL2  
c/o Select Portfolio Servicing,  
Inc.

Mailing Address 3217 Decker Lake Dr.  
W Valley City, UT 84119

Mailing Address 3217 Decker Lake Dr.  
W Valley City, UT 84119

Property Address 1012 Pinecliff Cir  
Birmingham, AL 35242

Date of Sale 06/28/2017

Total Purchase Price \$400,000.00

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

Print Stan Fowler

☐ Unattested

(verified by)

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



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 06/29/2017 04:00:26 PM  
 \$25.00 CHERRY  
 20170629000233460

*James W. Fuhrmeister*