


FORECLOSURE DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20170727000270260 1/3 \$183.50
Shelby Cnty Judge of Probate, AL
07/27/2017 01:55:48 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, August 29, 2002, Mary M. Wooley and Ernest C. Wooley, wife and husband, ("Mortgagors"), executed a certain mortgage ("Mortgage") to ABN Amro Mortgage Group, Inc. said Mortgage being recorded September 3, 2002 in Inst. # 20020903000418130, in the Office of the Judge of Probate of Shelby County, Alabama; assigned to Green Tree Servicing LLC by instrument recorded in Inst. #20141230000408160 in the Office of the Judge of Probate of Shelby County, Alabama.

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and Ditech Financial LLC FKA Green Tree Servicing LLC as holder, did declare all of the indebtedness secured by the said Mortgage, due and payable, and said Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgage in accordance with the terms thereof, by U.S. Mail and by publication in Shelby County Reporter a newspaper published in Shelby County, Alabama, in its issues of 06/07/2017, 06/14/2017 and 06/21/2017.

WHEREAS, on July 10, 2017 the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly 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, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of Mi Casa Finder, LLC in the amount of One Hundred Fifty Eight Thousand One Hundred Forty Eight and 21/100 (\$158,148.21) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to Mi Casa Finder, LLC, as purchaser; and

WHEREAS, Janice Zornes conducted said sale on behalf of Ditech Financial LLC FKA Green Tree Servicing LLC as holder; and

WHEREAS, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

NOW THEREFORE, in consideration of the premises and the payment of One Hundred Fifty Eight Thousand One Hundred Forty Eight and 21/100 (\$158,148.21) Dollars, Mortgagors, by and through Ditech Financial LLC FKA Green Tree Servicing LLC, does grant, bargain, sell and convey unto Mi Casa Finder, LLC the following described real property situated in Shelby County, Alabama to wit:

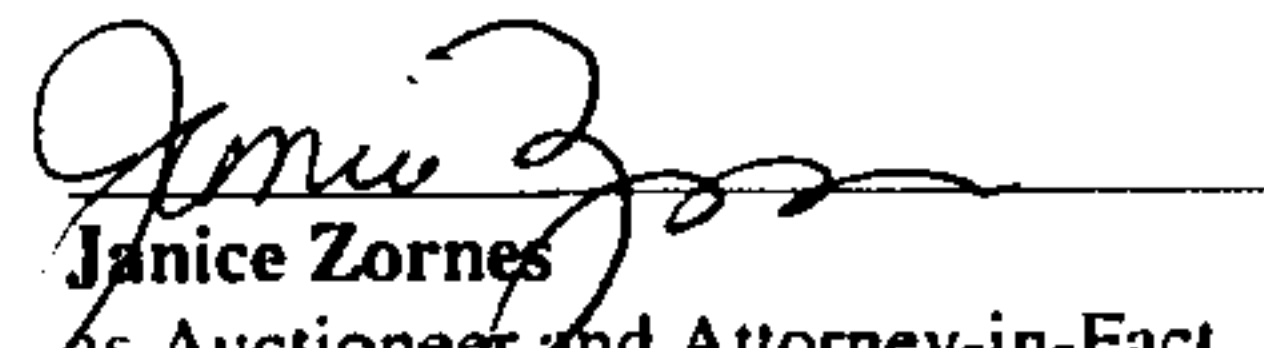
Lot 45, according to the Survey of Third Addition Riverchase Country Club Residential Subdivision as recorded in Map Book 7, Page 53, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.


TO HAVE AND TO HOLD, the above described property unto Mi Casa Finder, LLC, its successors, assigns and legal representatives; 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.

IN WITNESS WHEREOF, Ditech Financial LLC FKA Green Tree Servicing LLC as holder, has caused this instrument to be executed by and through Janice Zornes, as auctioneer conducting said sale for said Mortgagee, and said Janice Zornes, has hereto set hand and seal on this the 12 day of July, 2017.

BY: Mary M. Wooley and Ernest C. Wooley

**BY: Ditech Financial LLC FKA Green Tree
Servicing LLC**

BY: 
Janice Zornes
as Auctioneer and Attorney-in-Fact


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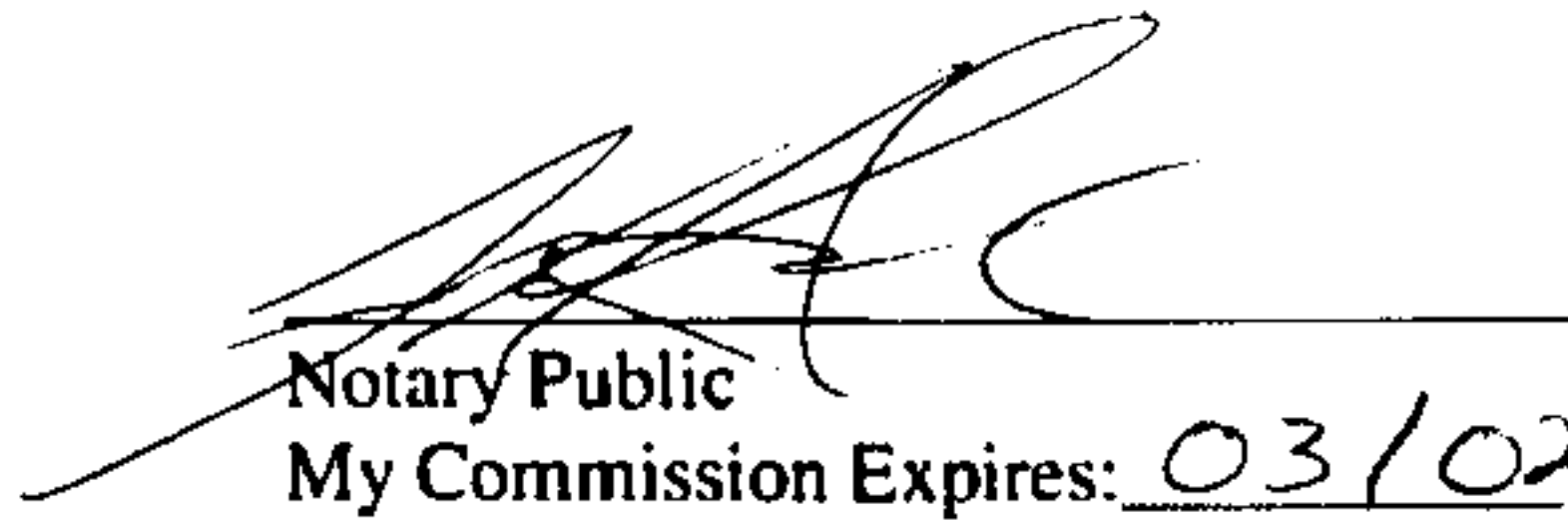
STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Janice Zornes, whose name as auctioneer and attorney in-fact for the 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 this conveyance, in capacity as such auctioneer, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 12th day of July, 2017

[Notary Seal]


Notary Public
My Commission Expires: 03/02/21

MY COMMISSION EXPIRES MARCH 2, 2021

This instrument prepared by:
Paul K. Lavelle
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Birmingham, Alabama 35243
(205) 298-1800
Attorneys for Mortgagee


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Send Tax Notice to:
Mi Casa Finder, LLC
3568 Lorna Ridge Drive
Hoover AL 35216