

PREPARED BY:

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STATE OF ALABAMA
COUNTY OF SHELBY

20170925000347340
09/25/2017 09:59:53 AM
FCDEEDS 1/3

Please Cross Reference to: Instrument No. 20041215000684130

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, December 6, 2004, **Maria Voce, A Single Woman , Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as nominee for Southeastern Mortgage of Alabama, LLC, its successors and assigns**, which said mortgage is recorded in Instrument No. 20041215000684130 and re-recorded in Instrument No. 20050405000155670, 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 **The Bank of New York Mellon, fka The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for STRUCTURED ASSET MORTGAGE INVESTMENTS II INC, Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2005-4**, as transferee, said transfer is recorded in Instrument , aforesaid records, and The Bank of New York Mellon, fka The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for STRUCTURED ASSET MORTGAGE INVESTMENTS II INC, Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2005-4, 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 The Bank of New York Mellon, fka The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for STRUCTURED ASSET MORTGAGE INVESTMENTS II INC, Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2005-4 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 08/02/2017,08/09/2017,08/16/2017; and

WHEREAS, on August 24, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice at 2:45 o'clock am/pm, between the legal hours of sale, said foreclosure was duly and properly conducted and The Bank of New York Mellon, fka The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for STRUCTURED ASSET MORTGAGE INVESTMENTS II INC, Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2005-4 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, in the City of Pelham, Alabama, 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 BHM Capital, LLC in the amount of **EIGHTY THOUSAND THIRTY-NINE DOLLARS AND NO CENTS (\$80,039.00)** which sum the said The Bank of New York Mellon, fka The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for STRUCTURED ASSET MORTGAGE INVESTMENTS II INC, Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2005-4 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said BHM Capital, LLC; and

WHEREAS said mortgage expressly authorized the mortgagee to bid at the sale and purchase said

property, situated in Shelby County, Alabama, to-wit:

LOT 10, ACCORDING TO THE SURVEY OF CANYON PARK TOWNHOMES, AS RECORDED IN MAP BOOK 19, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto BHM Capital, 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, Maria Voce, A Single Woman, Mortgagor(s) by the said The Bank of New York Mellon, fka The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for STRUCTURED ASSET MORTGAGE INVESTMENTS II INC, Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2005-4 have caused this instrument to be executed by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Aaron Warner, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 25 day of August, 2017.

Maria Voce, Mortgagor(s)

The Bank of New York Mellon, fka The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for STRUCTURED ASSET MORTGAGE INVESTMENTS II INC, Bear Stearns ALT-A Trust, Mortgage Pass Through Certificates Series 2005-4, Mortgagee or Transferee of Mortgagee

By:

(sign)

(print)

Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of 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 Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

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

Laura Meyer
NOTARY PUBLIC

My Commission Expires: 1-10-16

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

Grantor's Name	<u>Maria Voce</u>	Grantee's Name	<u>BHM Capital, LLC</u>
Mailing Address	<u>1001 Semmes Avenue Richmond, VA 23224</u>	Mailing Address	<u>3545 Lorna Ridge Drive Hoover, AL 35216</u>
Property Address	<u>118 Canyon Trail Pelham, AL 35124</u>	Date of Sale	<u>August 24, 2017</u>
		Total Purchase price	<u>\$80,039.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessed Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u>x</u> Other FC Sale
<u></u> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 8/28/17

Print

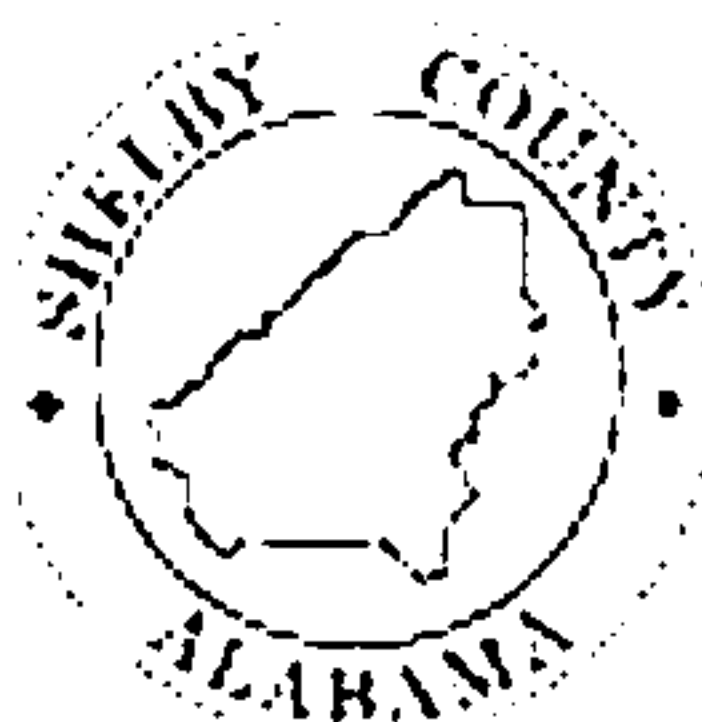
Cory Clark Unattested

Sign

(verified by)

(Grantor/Grantee/Owner Agent circle one)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/25/2017 09:59:53 AM
 \$101.50 DEBBIE
 20170925000347340

File No.: 945717

A handwritten signature in dark ink, appearing to read "James W. Fuhrmeister".