

SEND TAX NOTICE TO:
Nationstar Mortgage LLC d/b/a Mr. Cooper
8950 Cypress Waters Boulevard
Coppell, TX 75019

20181228000451020
12/28/2018 09:35:08 AM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of December, 1998, Dominic and Georgia Serowicz, a married couple, executed that certain mortgage on real property hereinafter described to American General Finance, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 1998-51966; modified in Instrument Number 20080708000275730; further modified in Instrument Number 20090112000008660, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG, by instrument recorded in Instrument Number 20151229000442370, 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 U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG 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 November 14, 2018, November 21, 2018, and November 28, 2018; and

WHEREAS, on December 18, 2018, 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 U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG 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, U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2018-NR1 Mortgage-Backed Notes, Series 2018 NR1 was the highest bidder and best bidder in the amount of Twenty-Five Thousand Three Hundred Fifty-Five And 06/100 Dollars (\$25,355.06) on the indebtedness secured by said mortgage, the said U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG, by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2018-NR1 Mortgage-Backed Notes, Series 2018 NR1 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A lot in Wilton, as follows: Begin at a point on the NW Side of Montevallo and Wilton public road 361 feet Northeasterly along said road from the intersection of the NW line of said road with South line of the NW 1/4 of Section 9, Township 24 North, Range 12 East; thence NW along the West line of Lot of A.E. Beasley 118 feet to a point 6 feet East of East line of Cherry Lot; thence Southerly 6 feet East of, and parallel to Cherry Lot 65 feet; to North corner of Bakery Lot; thence Southeast along Bakery Lot 102 feet to NW side of Montevallo and Wilton public road; thence NE along said road 65 feet to a point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM TRUST 2018-NR1 Mortgage-Backed Notes, Series 2018 NR1 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, U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG, 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 26 day of December, 2018.

U.S. Bank National Association as Indenture Trustee
for CIM Trust 2015-4AG Mortgage-Backed Notes,
Series 2015-4AG

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

STATE OF ALABAMA)

JEFFERSON COUNTY)

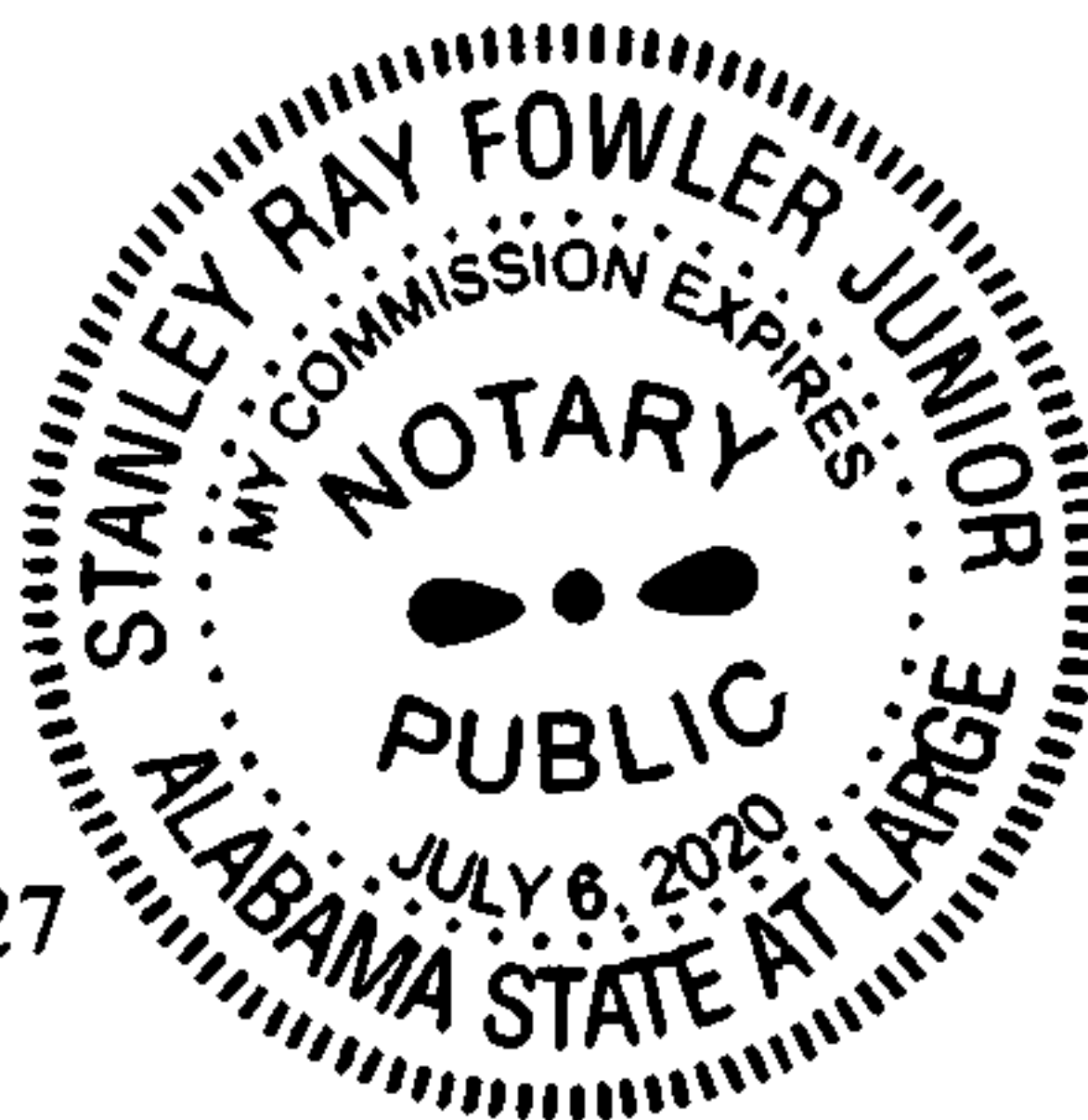
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG, 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 said 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 26 day of December, 2018.

[Signature]
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 U.S. Bank National Association
as Indenture Trustee for CIM
Trust 2015-4AG Mortgage-
Backed Notes, Series 2015-
4AG
c/o Nationstar Mortgage LLC
d/b/a Mr. Cooper

Grantee's Name U.S. Bank National Association as
Indenture Trustee for CIM Trust
2015-4AG Mortgage-Backed
Notes, Series 2015-4AG
c/o Nationstar Mortgage LLC d/b/a
Mr. Cooper

Mailing Address 8950 Cypress Waters
Boulevard
Coppell, TX 75019

Mailing Address 8950 Cypress Waters
Boulevard
Coppell, TX 75019

Property Address 2735 Hwy 25
Wilton, AL 35187

Date of Sale 12/18/2018

Total Purchase Price \$25,355.06
 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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Bid Price
☐ 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.

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).

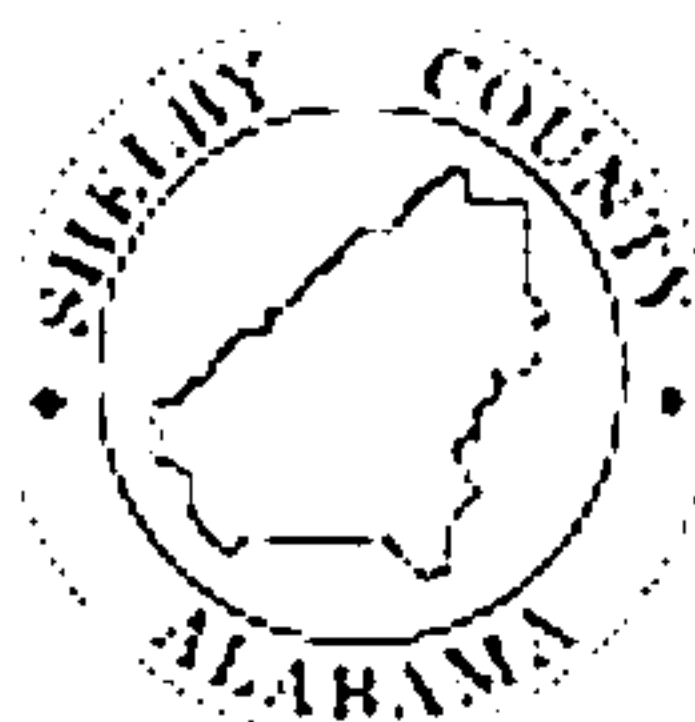
Date 12/19/18

Print Johnathan Byrd

Sign [Signature]

(Grantor / Grantee / Owner / Agent) circle one

☐ Unattested _____
 (verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/28/2018 09:35:08 AM
 \$31.00 CHARITY
 20181228000451020

Allen S. Byrd