

SEND TAX NOTICE TO:
Flagstar Bank, F. S. B.
5151 Corporate Drive
Troy, MI 48098

20190301000065170
03/01/2019 12:00:41 PM
FCDEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 22nd day of May, 2015, Jonathan Brett Sanders and his spouse Kasey R. Sanders, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company, Ltd, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20150603000184680, said mortgage having subsequently been transferred and assigned to Pingora Loan Servicing, LLC, by instrument recorded in Instrument No. 20180124000022760, 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 Pingora Loan Servicing, LLC 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 January 2, 2019, January 9, 2019, and January 16, 2019; and

WHEREAS, on February 26, 2019, 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 Pingora Loan Servicing, LLC 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, Pingora Loan Servicing, LLC was the highest bidder and best bidder in the amount of Sixty-Two Thousand Seven Hundred And 00/100 Dollars (\$62,700.00) on the indebtedness secured by said mortgage, the said Pingora Loan Servicing, LLC, by and through Sirote & Permutt, P.C., as attorney for said Transferee, does hereby grant, bargain, sell and convey unto Pingora Loan Servicing, LLC all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 13, Block 1, according to Parker's Subdivision, as recorded in Map Book 5, Page 27, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Pingora Loan Servicing, LLC 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, Pingora Loan Servicing, LLC, has caused this instrument to be executed by and through Sirote & Permutt, P.C., as attorney for said Transferee, and said Sirote & Permutt, P.C., as said attorney, has hereto set its hand and seal on this 27th day of February, 2019.

Pingora Loan Servicing, LLC

By: Sirote & Permutt, P.C.
Its: Attorney

By: Jahan Berns
Jahan Berns, Esq.

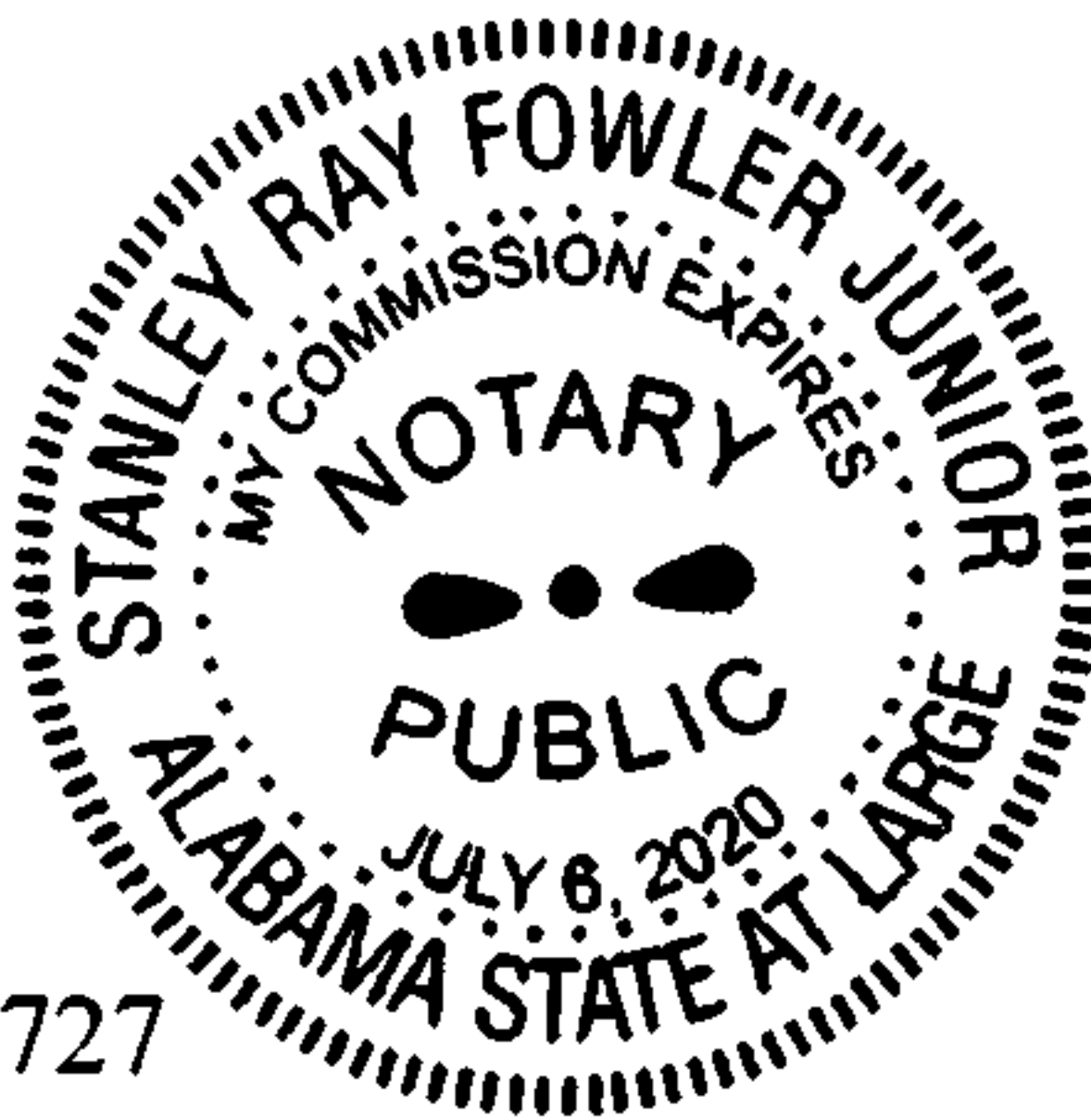
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jahan Berns, whose name as attorney of Sirote & Permutt, P.C., a professional corporation, acting in its capacity as attorney for Pingora Loan Servicing, LLC, 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 attorney and with full authority, executed the same voluntarily for and as the act of said professional corporation, acting in its capacity as attorney for said Transferee.

Given under my hand and official seal on this 27 day of February, 2019.

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



Stan
Notary Public
My Commission Expires: _____



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

Grantor's Name Pingora Loan Servicing, LLC
c/o Flagstar Bank, F. S. B.

Grantee's Name Pingora Loan Servicing, LLC
c/o Flagstar Bank, F. S. B.

Mailing Address 5151 Corporate Drive
Troy, MI 48098

Mailing Address 5151 Corporate Drive
Troy, MI 48098

Property Address 435 Cove Road
Wilsonville, AL 35186

Date of Sale 02/26/2019

Total Purchase Price \$62,700.00

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

☐ 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 2/27/19

Print

Sign

Johnathan Byrd

[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
 03/01/2019 12:00:41 PM
 \$25.00 JESSICA
 20190301000065170

Allen S. Byrd