



20190626000227790 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
06/26/2019 04:16:45 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

FHA#011-6574481
MAP#19-0057

This Deed made this 19th day of June, 2019, by and between Mark A. Pickens, Foreclosure Commissioner, ("Grantor") and the Secretary of Housing and Urban Development ("Grantee").

WHEREAS, 26th day of October, 2009, a certain Mortgage was executed by William Rupp and Lily H. Rupp, as husband and wife, as mortgagor in favor of Urban Financial Group and was recorded on November 4, 2009, in Instrument Number 20091104000412530, in the Office of the Judge of Probate of Shelby County, Alabama, and

WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment; said mortgage transferred and assigned to Generation Mortgage Company, dated October 26, 2009 and recorded on December 3, 2009 in Instrument Number 20091203000445440; said mortgage transferred and assigned to Nationstar Mortgage, LLC d/b/a Champion Mortgage Company dated May 6, 2015 and recorded on July 17, 2015 in Instrument Number 20150717000243970; said mortgage transferred and assigned to the Secretary dated March 8, 2016 and recorded on April 5, 2016 in Instrument Number 20160405000109090; in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, by virtue of default in the covenants and conditions of the Mortgage the Secretary designated Mark A. Pickens as foreclosure commissioner to conduct a non-judicial foreclosure of the Mortgage under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 et seq., the designation being recorded in Instrument Number 20190619000217400 in the Probate Records of Shelby County, Alabama; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt request, (1) on May 9, 2019 to William Rupp and Lily Rupp, to 1096 Country Club Court, Birmingham, Alabama 35244, and (2) to Richard G. Burton, Attorney for the Estate of Lily H. Rupp, Deceased, 1130 22nd Street South, Ridge Park, Suite 400, Birmingham, Alabama 35205, the owner of the property secured by the mortgage as shown by the public records on April 4, 2019; and to all parties who have caused to be filed subordinate liens against the property secured by the Mortgage; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in the Shelby County Reporter on May 15, May 22 and May 29, 2019; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for the record in Inst# 20190509000158210 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held at the Shelby County Courthouse, City of Columbia, Shelby County, Alabama, on 19th day of June, 2019, at 11:50 a.m., in accordance with the terms of said Notice and the Act; at which the **Secretary of Housing and Urban Development** submitted the highest bid in the amount of **Five Hundred Twenty Thousand Eight Hundred Eight and 70/100ths Dollars (\$520,808.70)**; and

WHEREAS, the mortgagor is not entitled to the benefits of the Soldier's and Sailor's Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or other subsequent to a foreclosure completed pursuant to the Act. (12 USCA 3763(e));

NOW THEREFORE, for one dollar and other valuable consideration, the undersigned hereby grants, bargains, sells and conveys to the **Secretary of Housing and Urban Development**; the following described property located in Shelby County, Alabama, to wit:

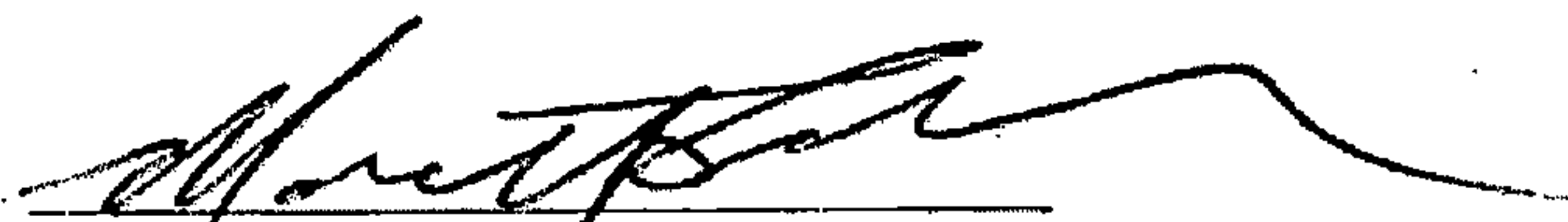
Being Lot 3407, according to the survey of Riverchase Country Club, 34th Addition, as recorded in Map Book 15, Page 32, A, B and C in the Probate Office of Shelby County, Alabama.

Property being sold "AS IS". Property is subject to any title deficiencies. No representation is made as to the title to the subject property.

Commonly known as: 1096 Country Club Court, Birmingham, Alabama 35244.

The grantor hereby conveys to the grantee all right, title and interest in the above property held by the grantor herein, the Secretary, the mortgagor or any other party claiming by, through, or under them on the date the Mortgage referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale. This deed is given without warranty or covenants to the grantee.

Foreclosure Commissioner



Mark A. Pickens

P.O. Box 26101

Birmingham, AL 35260

(205)933-1169

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Mark A. Pickens, whose name as acting as Foreclosure Commissioner, 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 Foreclosure Commissioner and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my name and official seal this the 25th day of June, 2019.


NOTARY PUBLIC

My commission expires: 3/21/24

GRANTEE'S ADDRESS:

Secretary of Housing and Urban Development
%Novad Management Consulting
2401 N.W. 23rd Street, Suite 1A1
Oklahoma City, OK 73107

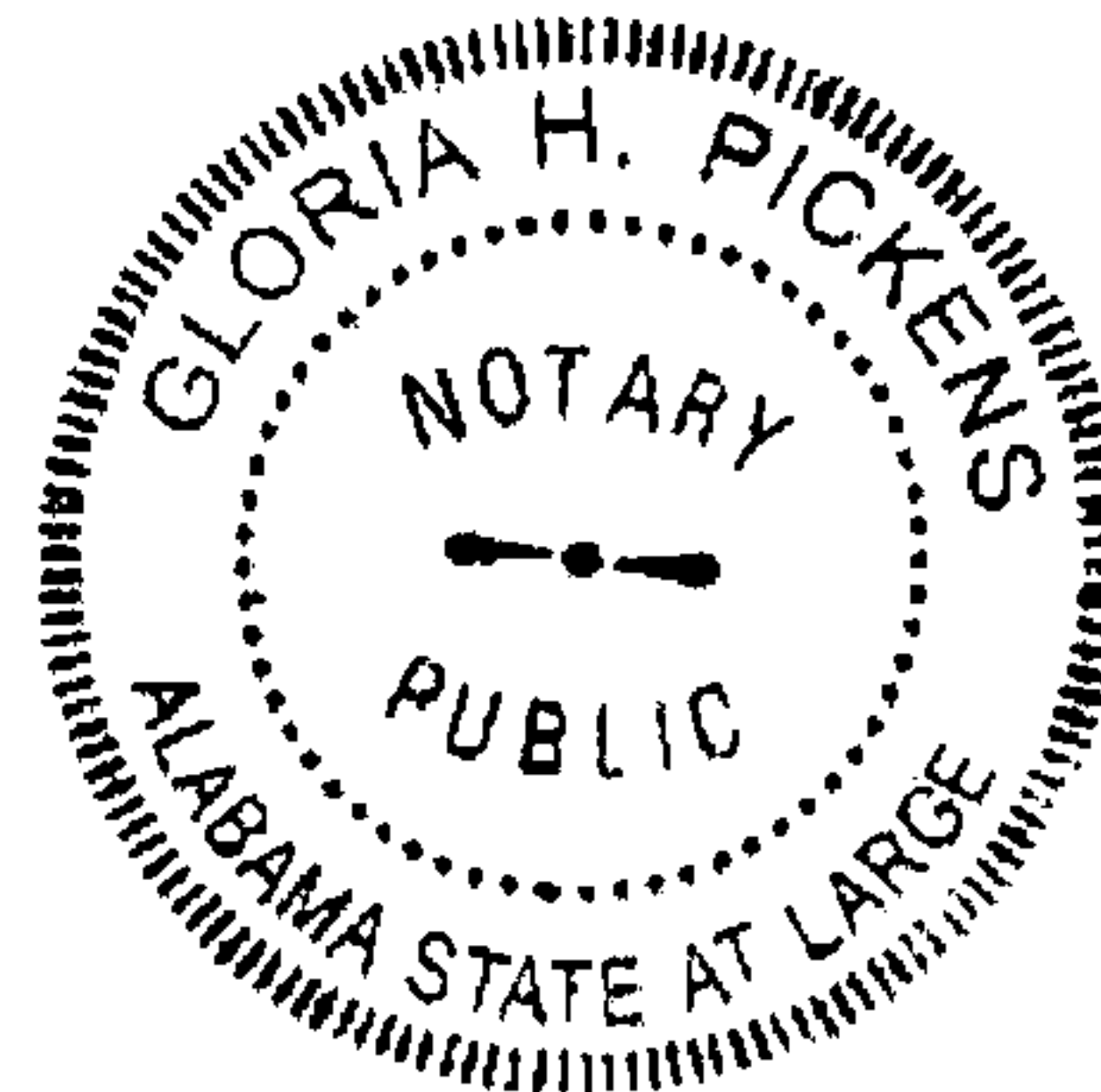
Instrument prepared by:

Mark A. Pickens, Esq.

MARK A. PICKENS, P.C.

Post Office Box 26101

Birmingham, Alabama 35260



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

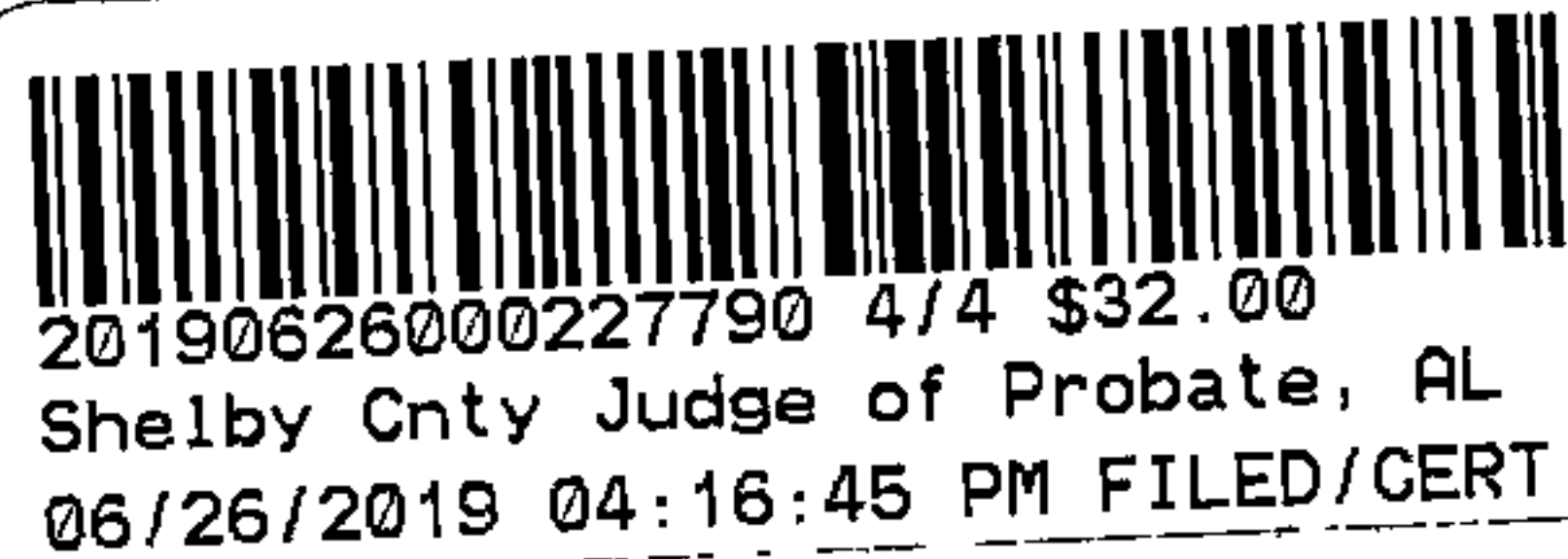
Grantor's Name William Rupp and Lily H. Rupp
Mailing Address 1096 Country Club Court
Birmingham, AL 35244

Grantee's Name Secretary of Housing and Urban Development
Mailing Address %Novad Management Consulting
2401 NW 23rd St, Ste 1A1
Oklahoma City, OK 73107

Property Address 1096 Country Club Court
Birmingham, AL 35244

Date of Sale 06/19/2019
Total Purchase Price \$ 520,808.70

20190626000227790 06/26/2019



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

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.

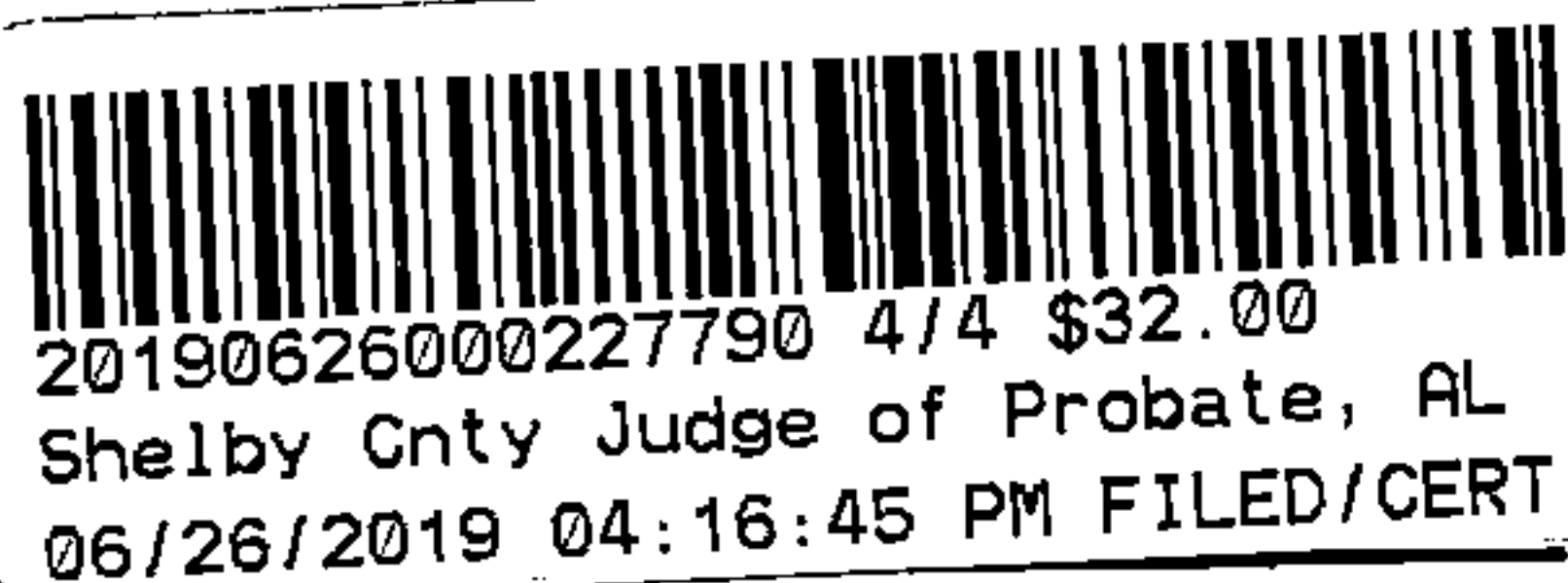
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 6/26/2019



Unattested

(verified by)

Print Mark A. Pickens

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1