

THIS INSTRUMENT WAS PREPARED BY:

Jason Tingle
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Birmingham, AL 35242

AL10593
GRANTOR

Cathy C. Hadaway
1818 4th Ave
Calera, AL 35040

Gary L. Hadaway
1818 4th Ave
Calera, AL 35040

SEND TAX NOTICES TO:

PHH Mortgage Corporation
4001 Leadenhall Road
Mailstop SV27
Mt. Laurel, NJ 08054

GRANTEE

PHH Mortgage Corporation
4001 Leadenhall Road
Mailstop SV27
Mt. Laurel, NJ 08054

Property Address: 1818 4th Ave, Calera, AL 35040
Purchase Price: \$124,800.00***Mortgagee credit***
Sale Date: July 20, 2022

STATE OF ALABAMA
COUNTY OF SHELBY

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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on August 5, 2009, Gary L. Hadaway and wife, Cathy C. Hadaway, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for New Day Financial, LLC, its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on August 18, 2009, at Instrument No. 200908018000317800; and subsequently transferred and assigned to Ocwen Loan Servicing, LLC, and said assignment being recorded on March 31, 2017 as Instrument Number 20170331000107450 and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in Columbiana, Alabama, after giving notice of the

time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and PHH Mortgage Corporation s/b/m Ocwen Loan Servicing, LLC ("Transferee") did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Newspaper, Inc., a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of May 29, 2022, June 5, 2022, June 12, 2022; and

WHEREAS, on July 20, 2022, 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 and properly conducted, and PHH Mortgage Corporation did offer for sale and sell at public outcry in front of the Shelby County Courthouse in Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Susie Nailen was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said PHH Mortgage Corporation s/b/m Ocwen Loan Servicing, LLC; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of PHH Mortgage Corporation, in the amount of \$124,800.00, which sum of money PHH Mortgage Corporation offered to credit on the indebtedness secured by said mortgage, and the said PHH Mortgage Corporation, by and through Jason Tingle, as attorney for said PHH Mortgage Corporation s/b/m Ocwen Loan Servicing, LLC, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said PHH Mortgage Corporation, the following described property situated in Shelby County, Alabama, to-wit:

LOTS 1, 2, 3, AND 4, BLOCK 90, ACCORDING TO J. R. DUNSTAN'S MAP AND SURVEY OF THE

TOWN OF CALERA, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO GARY L. HADAWAY AND WIFE, CATHY C. HADAWAY BY DEED FROM RELOCATION REALTY SERVICE CORP. RECORDED 12/14/1978 IN DEED BOOK 316 PAGE 836, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above-described property to PHH Mortgage Corporation and its successors and assigns; 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, PHH Mortgage Corporation has caused this instrument to be executed by and through Jason Tingle, as attorney for said Transferee, and said Jason Tingle, as attorney for said Transferee, has hereto set his hand and seal on this the 21st day of July, 2022.

PHH Mortgage Corporation

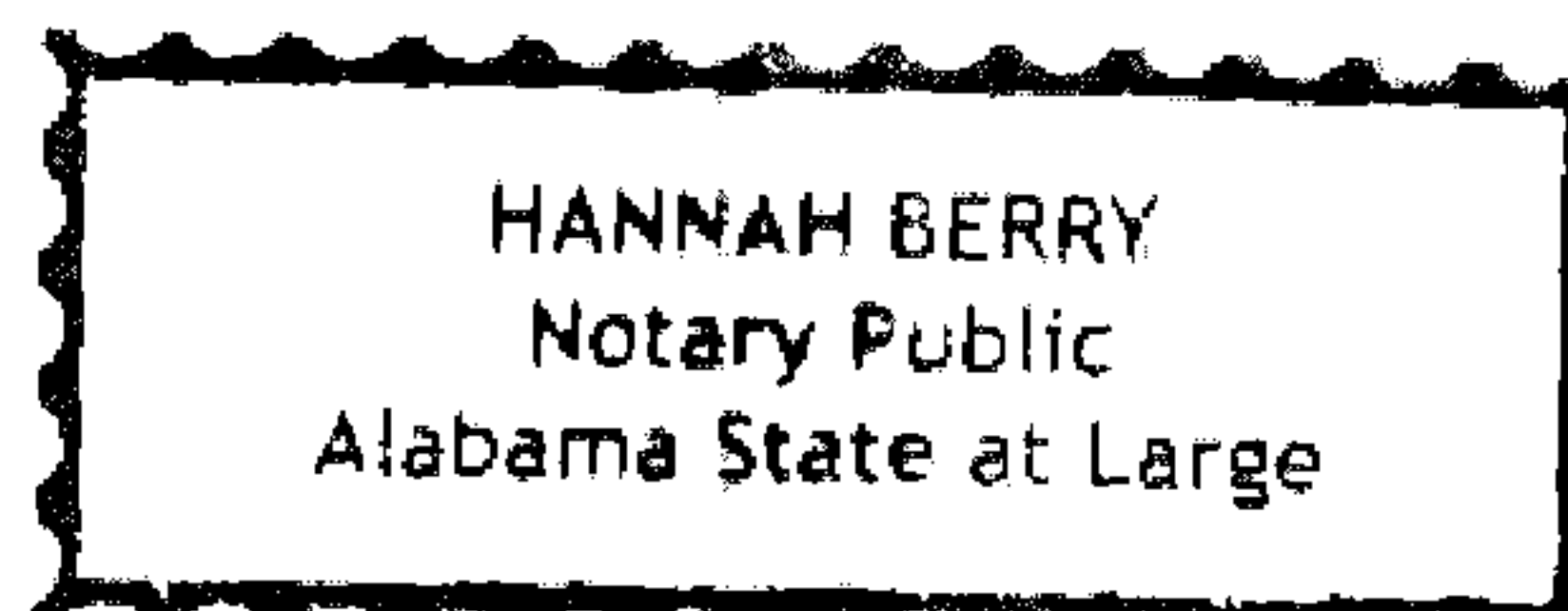
By: [Signature]
Jason Tingle, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jason Tingle, whose name as Attorney for PHH Mortgage Corporation, 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 said conveyance, he, as such attorney for PHH Mortgage Corporation and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 21st day of July, 2022.

[Signature]
Notary Public
My Commission Expires:
6/10/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2022 03:27:37 PM
\$33.00 JOANN
20220721000287390

[Signature]

