



20260331000093280 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
03/31/2026 02:53:44 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on the 20th day of March, 2023, to wit, MEIR BENCHITRIT, a married man, and APHRODITE ANNOS HONTZAS, a married woman, as joint tenants with right of survivorship, ("Mortgagors") executed and delivered a Mortgage conveying to NEWTEK SMALL BUSINESS FINANCE, LLC ("Mortgagee") the property hereinafter described, which said Mortgage was given to secure an indebtedness therein mentioned, and which Mortgage was recorded on March 27, 2023, as Instrument 20230327000083730, in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, it was provided in said Mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said Mortgage as they or any part thereof became due, NEWTEK SMALL BUSINESS FINANCE, LLC, as Mortgagee, would have the right to declare the entire indebtedness secured by said Mortgage due and payable at once and to sell the property conveyed by said Mortgage at public outcry for cash at the main entrance of the Shelby County Courthouse in Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three (3) consecutive weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said Mortgage that in the event of such sale the said Assignee was authorized and empowered to purchase the property conveyed in said Mortgage if the higher bidder therefore, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the name of the Mortgagor; and

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage and NEWTEK SMALL BUSINESS FINANCE, LLC, as Mortgagee, did declare all of the indebtedness secured by said Mortgage due and payable; and

WHEREAS, NEWTEK SMALL BUSINESS FINANCE, LLC, as Mortgagee, acting under the power of sale contained in said Mortgage, did give notice for three (3) consecutive weeks by weekly insertion in Shelby County Newspapers, Inc., a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 8, 15 and 22, 2026, that it would sell said property at the main entrance of the Shelby County Courthouse in Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on March 30, 2026; and



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WHEREAS, after having given said notice, NEWTEK SMALL BUSINESS FINANCE, LLC, as Mortgagee, on the 30th day of March, 2026, during the legal hours of sale, did offer said property to the highest bidder for cash at the main entrance of the Shelby County Courthouse in Columbiana, Alabama; and

WHEREAS, NEWTEK SMALL BUSINESS FINANCE, LLC, being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$135,000.00).

NOW, THEREFORE, NEWTEK SMALL BUSINESS FINANCE, LLC, by G. Daniel Head, the auctioneer making said sale, and G. Daniel Head, as said auctioneer, for and in consideration of the premises and the sum ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$135,000.00), applied by NEWTEK SMALL BUSINESS FINANCE, LLC, as Mortgagee, to the indebtedness secured by said Mortgage, does hereby Grant, Bargain, Sell and Convey unto NEWTEK SMALL BUSINESS FINANCE, LLC, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

Lot 402, according to the Survey of Riverchase Country Club 11th Addition, as recorded in Map Book 8, page 76, in the Probate Office of Shelby County, Alabama, Birmingham Division.

Being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, the afore-granted property unto NEWTEK SMALL BUSINESS FINANCE, LLC, its successors and assigns, forever.

This conveyance is made subject to any and all liens, easements, encumbrances, restrictions, reservations and rights of way, of any kind whatsoever, either known or unknown, including without limitation those appearing of record affecting the above-described property. The subject property is conveyed AS-IS, WHERE-IS. This conveyance is also made subject to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America and unpaid taxes, if any.

IN WITNESS WHEREOF, MEIR BENCHITRIT, APHRODITE ANNOS HONTZAS, the entities making said sale, NEWTEK SMALL BUSINESS FINANCE, LLC, by G. Daniel Head, as auctioneer and the person making said sale, and G. Daniel Head, as auctioneer and the person making said sale, have caused this instrument to be executed on this the 30th day of March, 2026.



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MEIR BENCHITRIT

NEWTEK SMALL BUSINESS FINANCE,
LLC

By: G. Daniel Head
As auctioneer and the person making said sale

By: G. Daniel Head
As auctioneer and the person making said sale

APHRODITE ANNOS HONTZAS

By: G. Daniel Head
As auctioneer and the person making said sale

By: G. Daniel Head
As auctioneer and the person making said sale

STATE OF ALABAMA)
COUNTY OF SHELBY)

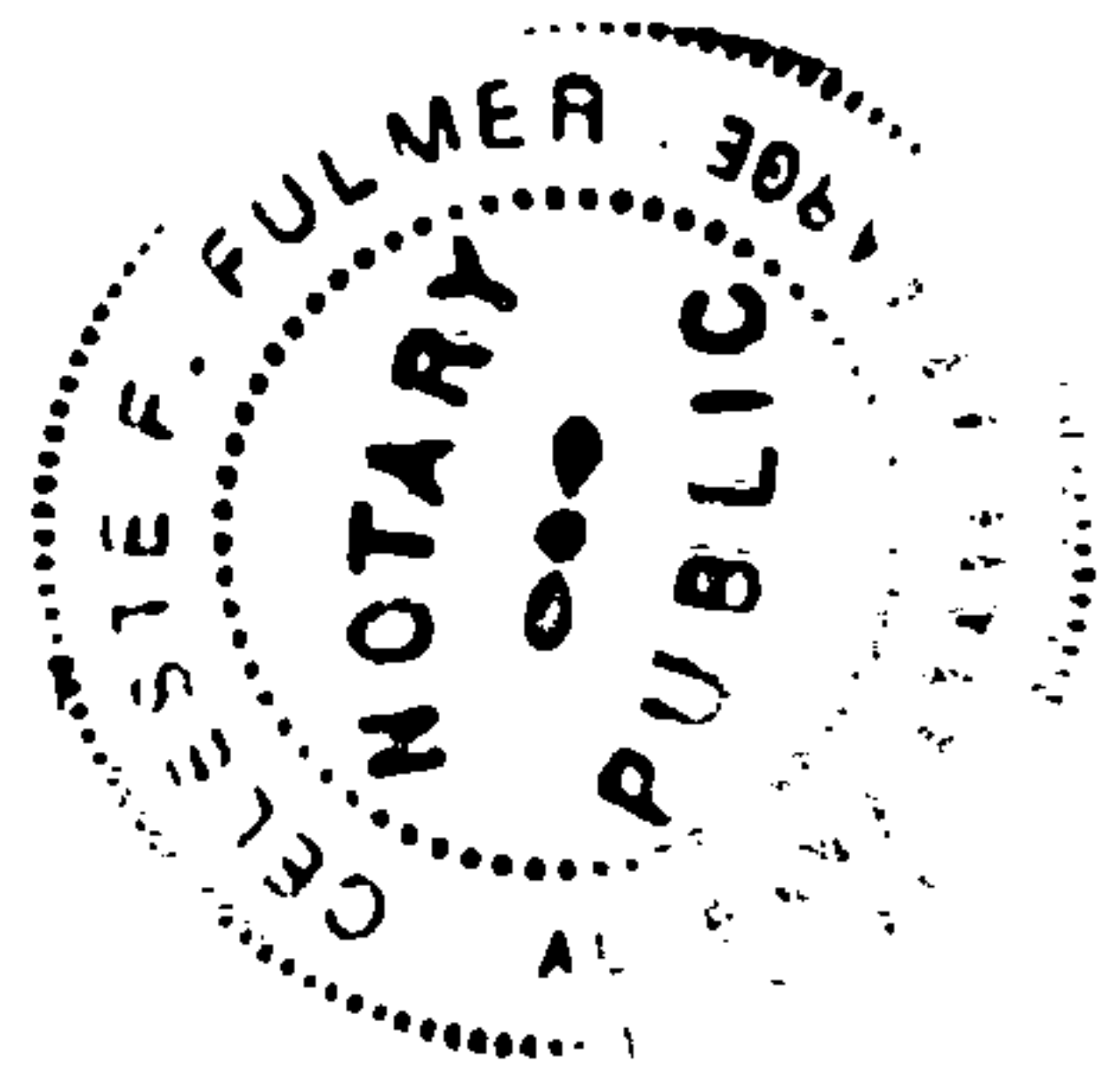
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that G. Daniel Head, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 30th day of March, 2026.

Celeste Fulmer
Notary Public
My commission expires: 10-9-28

(SEAL)

This instrument was prepared by:
Jeffery J. Hartley, Esq.
HELMSING LEACH, P.C.
Post Office Box 2767
Mobile, AL 36652





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PROPERTY ADDRESS:

804 Riverchase Parkway West
Hoover, AL 35244

MORTGAGOR'S ADDRESS:

MEIR BENCHITRIT and APHRODITE ANNOS HONTZAS
804 Riverchase Parkway West
Hoover, AL 35244

FOR AD VALOREM TAX PURPOSES:

NEWTEK SMALL BUSINESS FINANCE, LLC
1981 Marcus Avenue, Suite 130
Lake Success, NY 11042

Real Estate Sales Validation Form

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

Grantor's Name Meir Benchitvit
Mailing Address 804 Riverchase Pkwy W
Hoover, AL 35244

Grantee's Name Newtek Small Business
Mailing Address Finance LLC
1981 Ravens Ave Suite 130
Lake Success, NY 11042

Property Address 804 Riverchase Parkway, W
Hoover, AL 35244

Date of Sale 3/30/2024
Total Purchase Price \$ 135,000.00
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
- Sales Contract
- Closing Statement
- Appraisal Foreclosure Sale
- Other by Dan Head (Auctioneer)

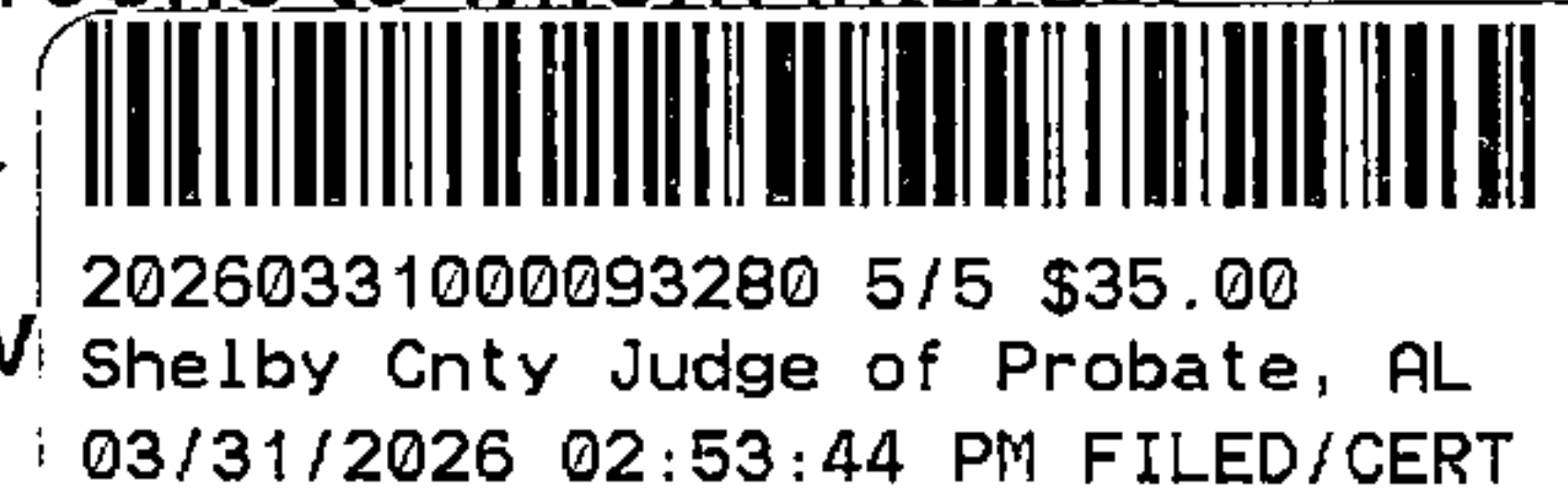
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 av



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 3/30/2024

Print G. Daniel Head

Unattested

(verified by)

Sign G. Daniel Head

(Grantor/Grantee/Owner/Agent) circle one

Auctioneer of Foreclosure Sale Form RT-1