

SEND TAX NOTICE TO:
JPMorgan Chase Bank, National Association
10790 Rancho Bernardo Road
San Diego, CA 92127

STATE OF ALABAMA)
BALDWIN COUNTY)

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 12/15/2014 11:34 AM
TOTAL \$ 15.00
3 Pages

1490235

FORECLOSURE DEED



KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of April, 2010, Bianca Iverson, single woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Hometown Mortgage Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Baldwin County, Alabama, in Instrument Number 1231814, said mortgage having subsequently been transferred and assigned to JPMorgan Chase Bank, National Association, by instrument recorded in Instrument Number 1375522, 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 Bay Minette, Baldwin 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 JPMorgan Chase Bank, National Association 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 The Independent, a newspaper of general circulation published in Baldwin County, Alabama, in its issues of November 14, 2014, November 21, 2014, and November 28, 2014; and

WHEREAS, on December 4, 2014, 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 JPMorgan Chase Bank, National Association did offer for sale and sell at public outcry in front of the Courthouse door in Bay Minette, Baldwin County, Alabama, the property hereinafter described; and

WHEREAS, Judy Tran was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said JPMorgan Chase Bank, National Association; and

WHEREAS, JPMorgan Chase Bank, National Association was the highest bidder and best bidder in the amount of Seventy-Nine Thousand Nine Hundred And 00/100 Dollars (\$79,900.00) on the indebtedness secured by said mortgage, the said JPMorgan Chase Bank, National Association, by and through Judy Tran as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto JPMorgan Chase Bank, National Association all of its right, title, and interest in and to the following described property situated in Baldwin County, Alabama, to-wit:

Lot 27, The Cottages of Lakeland, according to plat thereof recorded in
Slide 2111-A of the records in the Office of the Judge of Probate,
Baldwin County, Alabama.

TO HAVE AND TO HOLD the above described property unto JPMorgan Chase Bank, National Association 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, JPMorgan Chase Bank, National Association, has caused this instrument to be executed by and through Judy Tran, as auctioneer conducting said sale for said Transferee, and said Judy Tran, as said auctioneer, has hereto set his/her hand and seal on this 04th day of December, 2014.

JPMorgan Chase Bank, National Association

By: Judy Tran, Auctioneer
Its: Auctioneer

By: Judy Tran
Judy Tran, Auctioneer

STATE OF ALABAMA)
Mobile COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy Tran, whose name as auctioneer for JPMorgan Chase Bank, National Association, 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 the conveyance, he/she, as such auctioneer 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 and official seal on this 4th day of December, 2014.

Vonny C. Barbour
Notary Public
My Commission Expires: 6/13/18

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

