

SEND TAX NOTICE TO:  
Wilshire Credit Corporation  
P.O. Box 8517  
Portland, OR 97207

20090112000010090 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
01/12/2009 02:04:26PM FILED/CERT

(#1649845)

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 30th day of September, 2005, Sheryl A. Culwell, a single woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for FMF Capital LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20051012000532170 , said mortgage having subsequently been transferred and assigned to U.S. Bank National Association as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates 2006-AB2, ("Transferee"); and

20090112000010680

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 U.S. Bank, National Association as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates 2006-AB2 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 November 26, 2008, December 3, 2008, and December 10, 2008; and

WHEREAS, on January 2, 2009, 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 U.S. Bank, National Association as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates 2006-AB2 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, Judy Corvin of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said U.S. Bank, National Association as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates 2006-AB2; and

WHEREAS, U.S. Bank, National Association as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates 2006-AB2, was the highest bidder and best bidder in the amount of Eighty-Six Thousand One Hundred Fifty-Five And 00/100 Dollars (\$86,155.00) on the indebtedness secured by said mortgage, the said U.S. Bank, National Association as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates 2006-AB2, by and through Judy Corvin of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank, National Association as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates 2006-AB2, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Chase Creek Townhomes, Phase 1, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto U.S. Bank, National Association as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates 2006-AB2 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, U.S. Bank, National Association as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates 2006-AB2, has caused this instrument to be executed by and through Judy Corvin of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as





20090112000010090 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
01/12/2009 02:04:26PM FILED/CERT

attorney-in-fact for said Transferee, and said Judy Corvin of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this January 2, 2009.

U.S. Bank, National Association as Trustee for the  
Specialty Underwriting and Residential Finance Trust  
Mortgage Loan Asset-Backed Certificates 2006-AB2

By: Judy Corvin  
Judy Corvin of Corvin Auctioneering, LLC

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy Corvin of Corvin Auctioneering, LLC, whose name as auctioneer and attorney-in-fact for U.S. Bank, National Association as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates 2006-AB2, 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, she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this January 2, 2009.

Brentley Nichole Hawser  
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2012

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