


FORECLOSURE DEED


20111102000328900 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/02/2011 01:38:40 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, February 6, 1998, Rene Pastor and wife, Cindy Pastor executed a certain mortgage ("Mortgage") to Coats & Company, Inc. DBA Advantage Equity said Mortgage being recorded February 16, 1998 in Instrument #1998-05075 in the in the Office of the Judge of Probate of Shelby County, Alabama, and subsequently assigned to U.S. Bank, National Association as Trustee on behalf of Home Equity Loan Trust 1998-C in Instrument # 2011017000303590, in the Probate Office of Shelby County, Alabama;

WHEREAS, default was made in the payment of the indebtedness secured by said Mortgage, and U.S. Bank, National Association as Trustee on behalf of Home Equity Loan Trust 1998-C as assignee and holder, did declare all of the indebtedness secured by the said Mortgage, due and payable, and said Mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said Mortgage in accordance with the terms thereof, by U.S. Mail and by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, in its issues of October 12, 2011; October 19, 2011 and October 26, 2011;

WHEREAS, on November 2, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and U.S. Bank, National Association as Trustee on behalf of Home Equity Loan Trust 1998-C, as assignee and holder, did offer for sale and sell at public outcry, in front of the Courthouse door, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the Mortgage was the bid of U.S. Bank, National Association as Trustee on behalf of Home Equity Loan Trust 1998-C, in the amount of One Hundred Thirty-Six Thousand Four Hundred Ninety-One and 68/100 (\$136,491.68) Dollars, which sum was offered to be credited on the indebtedness secured by the Mortgage, and said property was thereupon sold to U.S. Bank, National Association as Trustee on behalf of Home Equity Loan Trust 1998-C, as purchaser; and

WHEREAS, Richard D. Whitaker conducted said sale on behalf of U.S. Bank, National Association as Trustee on behalf of Home Equity Loan Trust 1998-C as assignee and holder; and

WHEREAS, the terms of the Mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchases;

NOW THEREFORE, in consideration of the premises and the payment of One Hundred Thirty-Six Thousand Four Hundred Ninety-One and 68/100 (\$136,491.68) Dollars,

Mortgagor, by and through U.S. Bank, National Association as Trustee on behalf of Home Equity Loan Trust 1998-C , as Assignee and holder, do grant, bargain, sell and convey unto U.S. Bank, National Association as Trustee on behalf of Home Equity Loan Trust 1998-C, the following described real property situated in Shelby County, Alabama, to wit:

Lot 17, according to the survey of Fieldstone Park, First Sector, as recorded in Map Book 15 Page 89, 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 on behalf of Home Equity Loan Trust 1998-C , their heirs and legal representatives; 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, U.S. Bank, National Association as Trustee on behalf of Home Equity Loan Trust 1998-C , as assignee and holder, has caused this instrument to be executed by and through Richard D. Whitaker, as auctioneer conducting said sale for said Mortgagee, and said Richard D. Whitaker, has hereto set her hand and seal on this the 2nd day of October, 2011.

BY: Rene Pastor and Cindy Pastor

BY: **U.S. Bank, National Association as
Trustee on behalf of Home Equity
Loan Trust 1998-C**

BY:



Richard D. Whitaker
as Attorney in Fact and as Auctioneer

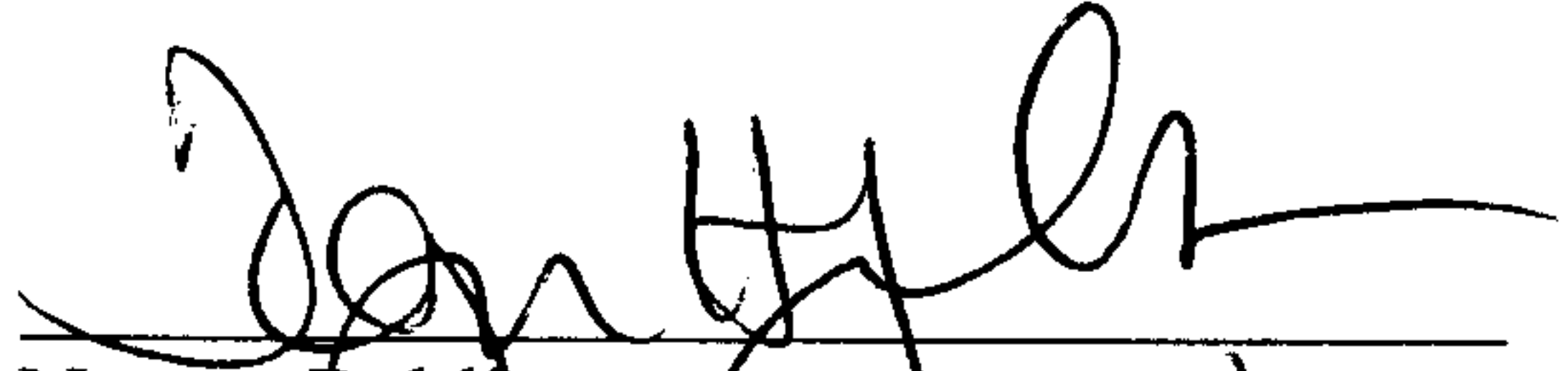
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STATE OF ALABAMA)
)
SHELBYCOUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard D. Whitaker, whose name as auctioneer and attorney in-fact for the Mortgagee, 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 this conveyance, he in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of October, 2011.

[Notary Seal}


Notary Public
My Commission Expires: 5/22/13

This instrument prepared by:
Paul J. Spina, III
YEAROUT, SPINA & LAVELLE, P.C.
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Birmingham, Alabama 35242
(205) 298-1800
Attorneys for Mortgagee
Loan # 88110116-6

Send Tax Notice:
Green Tree – AL, LLC
7360 South Kyrene Rd
Tempe, AZ 85283