


**THIS INSTRUMENT WAS PREPARED BY:**

Phillip Jauregui, Esq.   
2110 Devereux Circle  
Birmingham, AL 35243

**SEND TAX NOTICES TO:**

U.S. Bank National Association, as  
Trustee for Ownit Mortgage Loan  
Trust, Mortgage Loan Asset-Backed  
Certificates, Series 2006-7  
1661 Worthington Road  
Suite 100  
West Palm Beach, FL 33409

**GRANTOR**

Patrick Saindon  
105 King Arthur Place  
Alabaster, AL 35007

Susan M. Saindon  
105 King Arthur Place  
Alabaster, AL 35007

**GRANTEE**


U.S. Bank National Association, as  
Trustee for Ownit Mortgage Loan  
Trust, Mortgage Loan Asset-Backed  
Certificates, Series 2006-7  
1661 Worthington Road  
Suite 100  
West Palm Beach, FL 33409

Property Address: 105 King Arthur Place, Alabaster, AL 35007

Purchase Price: \$112,089.15 \*\*\*Mortgagee credit\*\*\*

Sale Date: April 11, 2013

STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20130419000160770 1/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
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**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on August 14, 2006, Patrick Saindon and Susan M. Saindon, husband and wife, executed a certain mortgage on the property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20060823000411740; and subsequently transferred and assigned to U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7, and said assignment being recorded in Instrument Number, 20130221000073530; 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

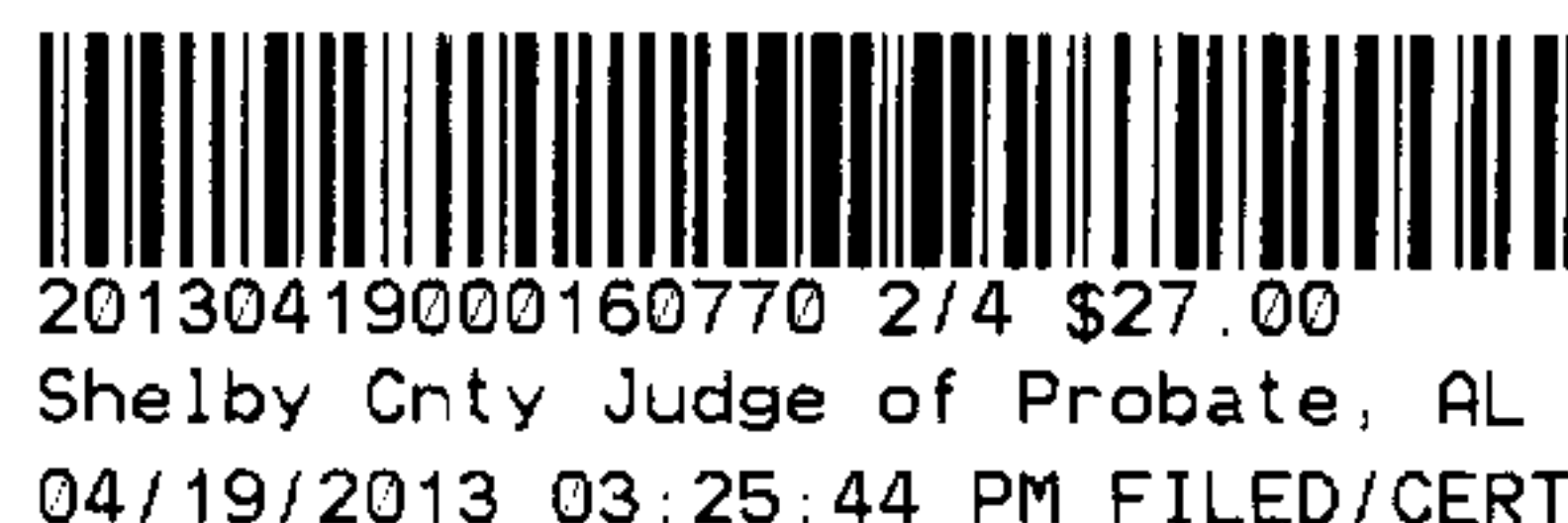
thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry 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 U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 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 Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of March 20, 2013, March 27, 2013, April 3, 2013; and

WHEREAS, on April 11, 2013, 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 Gary L. Anderson did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Gary L. Anderson was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7; and

WHEREAS, the highest and best bid for the property described in the aforementioned



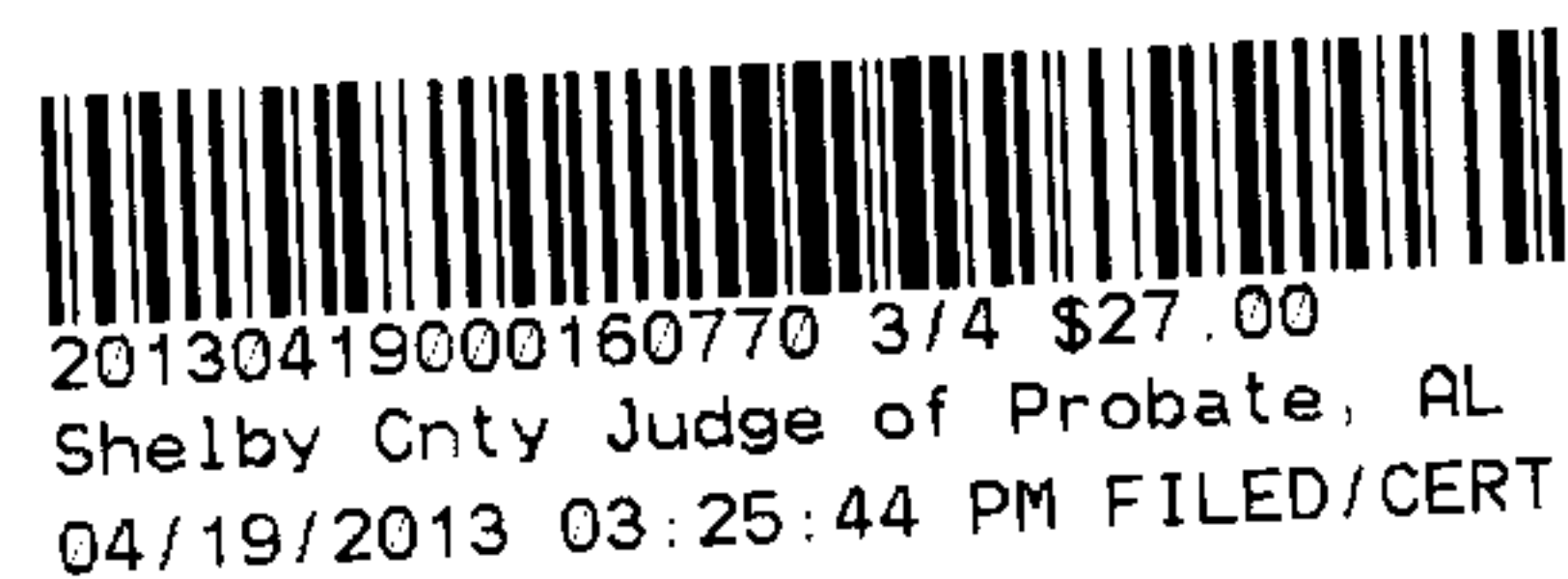


mortgage was the bid of U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7, in the amount of \$112,089.15, which sum of money U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 offered to credit on the indebtedness secured by said mortgage, and the said U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7, by and through Gary L. Anderson, as Auctioneer conducting said sale and as Attorney-in-Fact for U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7, the following described property situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Survey of Spring Gate, Sector One, Phase Three, as recorded in Map Book 20, page 82, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 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, U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7 and Patrick Saindon and Susan M. Saindon have caused this instrument to be executed by and through Gary

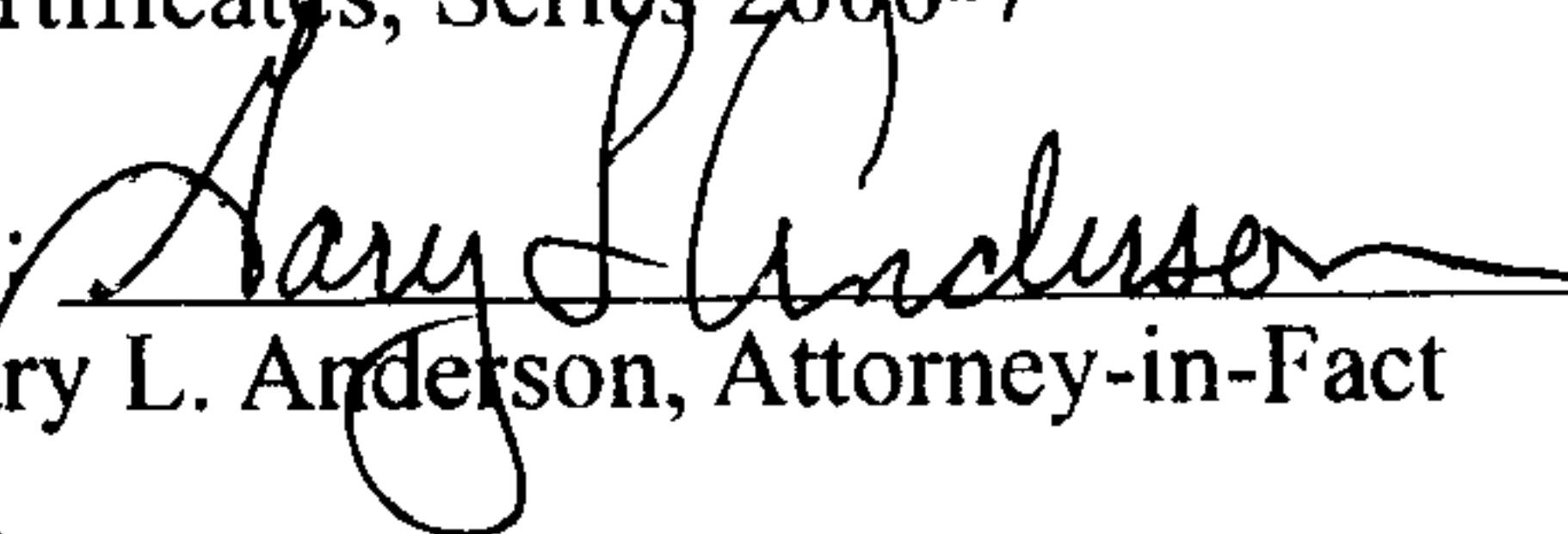


L. Anderson, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Gary L.

Anderson, as Auctioneer conducting said sale on April 11, 2013.

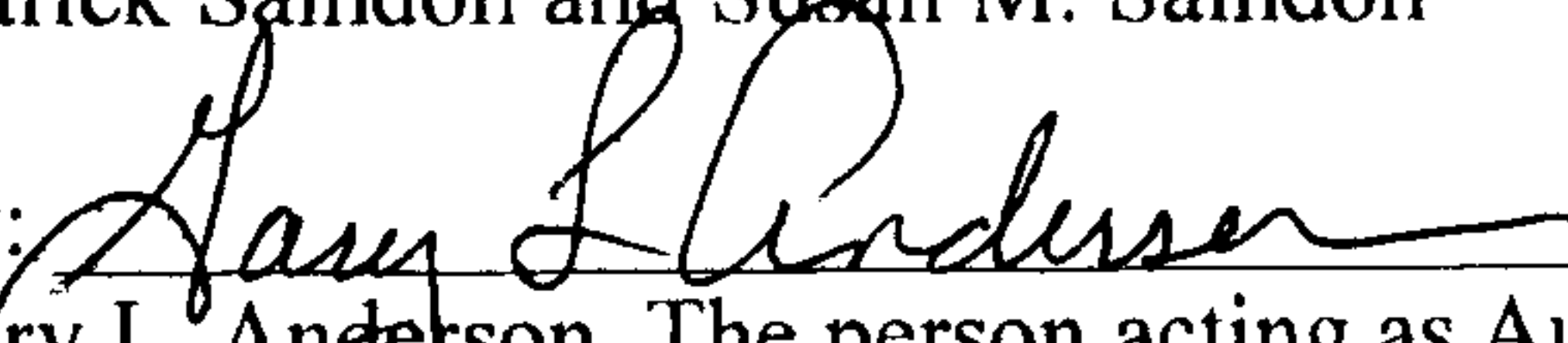
U.S. Bank National Association, as Trustee for Ownit  
Mortgage Loan Trust, Mortgage Loan Asset-Backed  
Certificates, Series 2006-7

By:

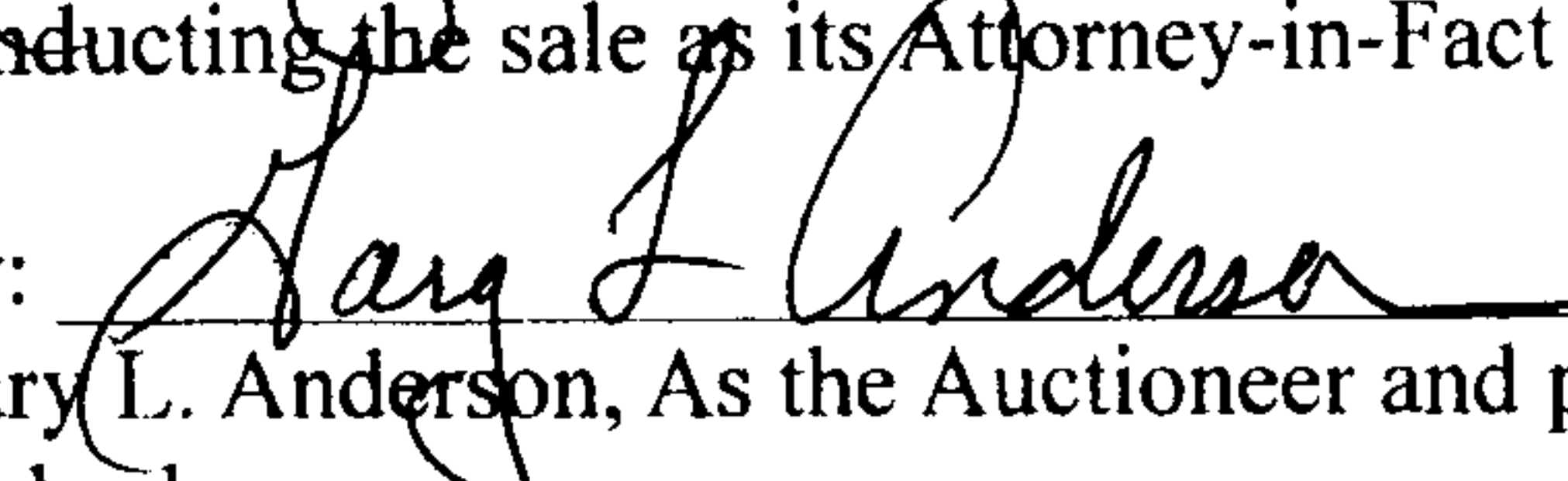
  
Gary L. Anderson, Attorney-in-Fact

Patrick Saindon and Susan M. Saindon

By:

  
Gary L. Anderson, The person acting as Auctioneer and  
conducting the sale as its Attorney-in-Fact

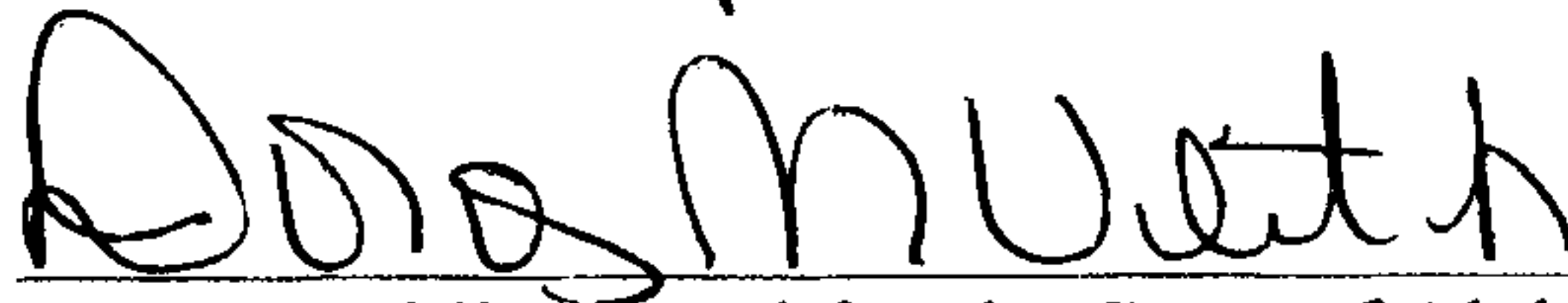
By:

  
Gary L. Anderson, As the Auctioneer and person making  
said sale

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 Gary L. Anderson, whose name as Attorney-in-Fact for Patrick Saindon and Susan M. Saindon, and whose name as Attorney-in-Fact and agent for U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7; and whose name as Auctioneer and person making said sale, 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/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 17<sup>th</sup> day of April, 2013.




Notary Public in and for the State of Alabama,  
at Large

My Commission Expires: 6-28-14



Dorothy M. Veitch  
Notary Public  
State of Alabama  
Alabama State at Large

  
20130419000160770 4/4 \$27.00  
Shelby Cnty Judge of Probate, AL  
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