

SEND TAX NOTICE TO:

Nationstar Mortgage, LLC

350 Highland Dr

Lewisville, TX 75067

STATE OF ALABAMA )

SHELBY COUNTY )

20131106000438370 1/4 \$30.00  
Shelby Cnty Judge of Probate, AL  
11/06/2013 01:25:28 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of October, 2005, Kenneth W. Riddle and Lisa J. Riddle, husband and wife, executed that certain mortgage on real property hereinafter described to National City Mortgage a division of National City Bank of Indiana, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20051109000586180; along with Partial Release recorded in Instrument Number 20080417000157430, 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 Series 2006-BC2, by instrument recorded in Instrument Number 20080417000157420, 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 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 Holders of the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC2 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 September 25, 2013, October 2, 2013, and October 9, 2013; and

WHEREAS, on October 28, 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 conducted, and U.S. Bank National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC2 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, Aaron Nelson as member of AMN 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 Holders of the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC2; and

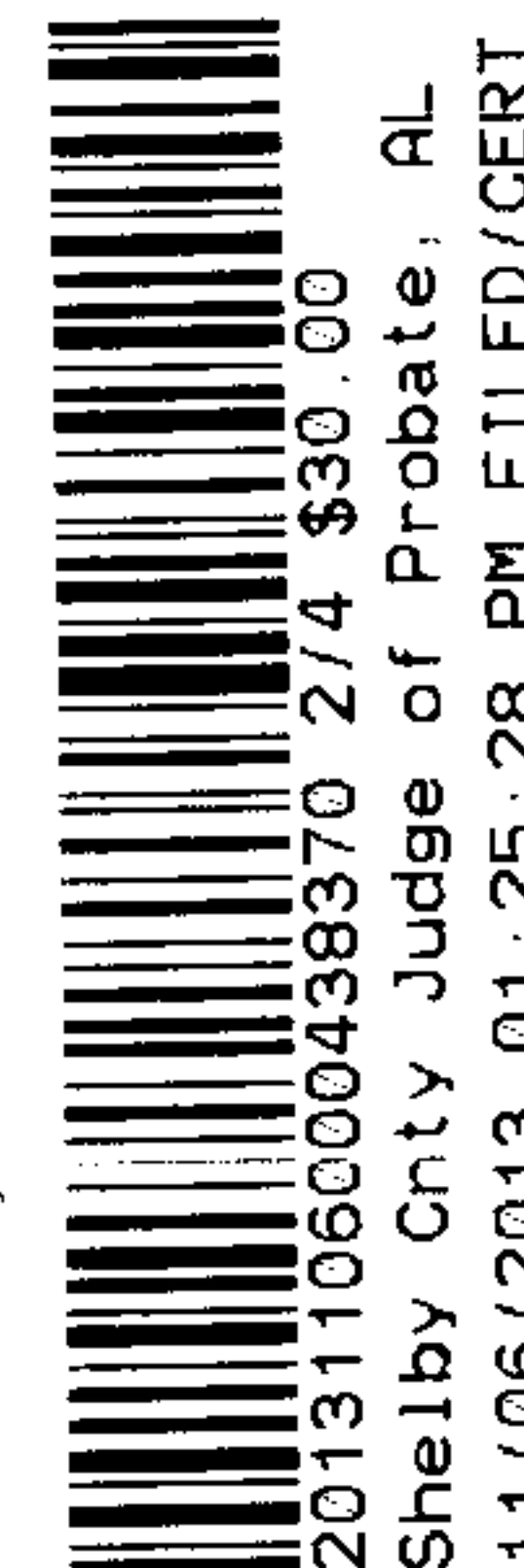
WHEREAS, U.S. Bank National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC2 was the highest bidder and best bidder in the amount of Three Hundred Fifty-Two Thousand Five Hundred Twenty-Three And 63/100 Dollars (\$352,523.63) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC2, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC2 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A part of the Southwest Quarter of the Northeast Quarter of Section 22, Township 19 South Range 2 West, Situated in Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of Northwest Quarter of Northeast Quarter of said Section 22; Thence in a Northerly Direction along West boundary of said Quarter-Quarter Section 200.00 feet; Thence Turning an angle of 106 Degrees 00 Minutes to the right 978.06 feet; thence turning an angle of 99 degrees 13 Minutes to the right in a Southwesterly direction 25.33 feet to the point of beginning of Tract of Land Herein described; thence continuing in a straight line along last mentioned course in a Southwesterly direction 300.00 feet; thence turning an angle of 80 degrees 47 Minutes to the right in a Northwesterly direction 300.39 feet; Thence turning an angle of 98 degrees 47 Minutes to the right in a Northwesterly Direction 300.00 feet to the point of Intersection with a street right of way; thence turning an angle of 81 degrees 13 Minutes to the right in a Southeasterly direction along said street right of way 302.69 feet to the point of beginning.

Less and Except

Commence at the Northeast corner of Lot 3 of Indian Trace Estates as recorded in Map Book 8, Page 113, of the Shelby County Probate Office, South 73 Degrees 43 Minutes 02 Seconds East for a distance of 189.77 Feet to the Point of Beginning; thence continue along the last described course a distance of 112.91 Feet; thence South 25 Degrees 25 Minutes 41 Seconds West for a distance of 300.00 Feet; thence North 73 Degrees 43 Minutes 41 Seconds West for a distance of 192.74 Feet;




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thence North 18 Degrees 02 Minutes 04 Seconds East for a distance of 122.75 Feet; thence South 73 Degrees 28 Minutes 30 Seconds East for a distance of 112.29 Feet; thence North 20 Degrees 23 Minutes 11 Seconds East for a distance of 174.66 Feet to the Point of Beginning.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC2 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 Holders of the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC2, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 30 day of Oct, 2013.

  
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U.S. Bank National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC2

By: AMN Auctioneering, LLC

Its: Auctioneer

By: 

Aaron Nelson, Member

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for U.S. Bank National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC2, 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, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 30 day of Oct, 2013.

  
Notary Public

My Commission Expires: \_\_\_\_\_

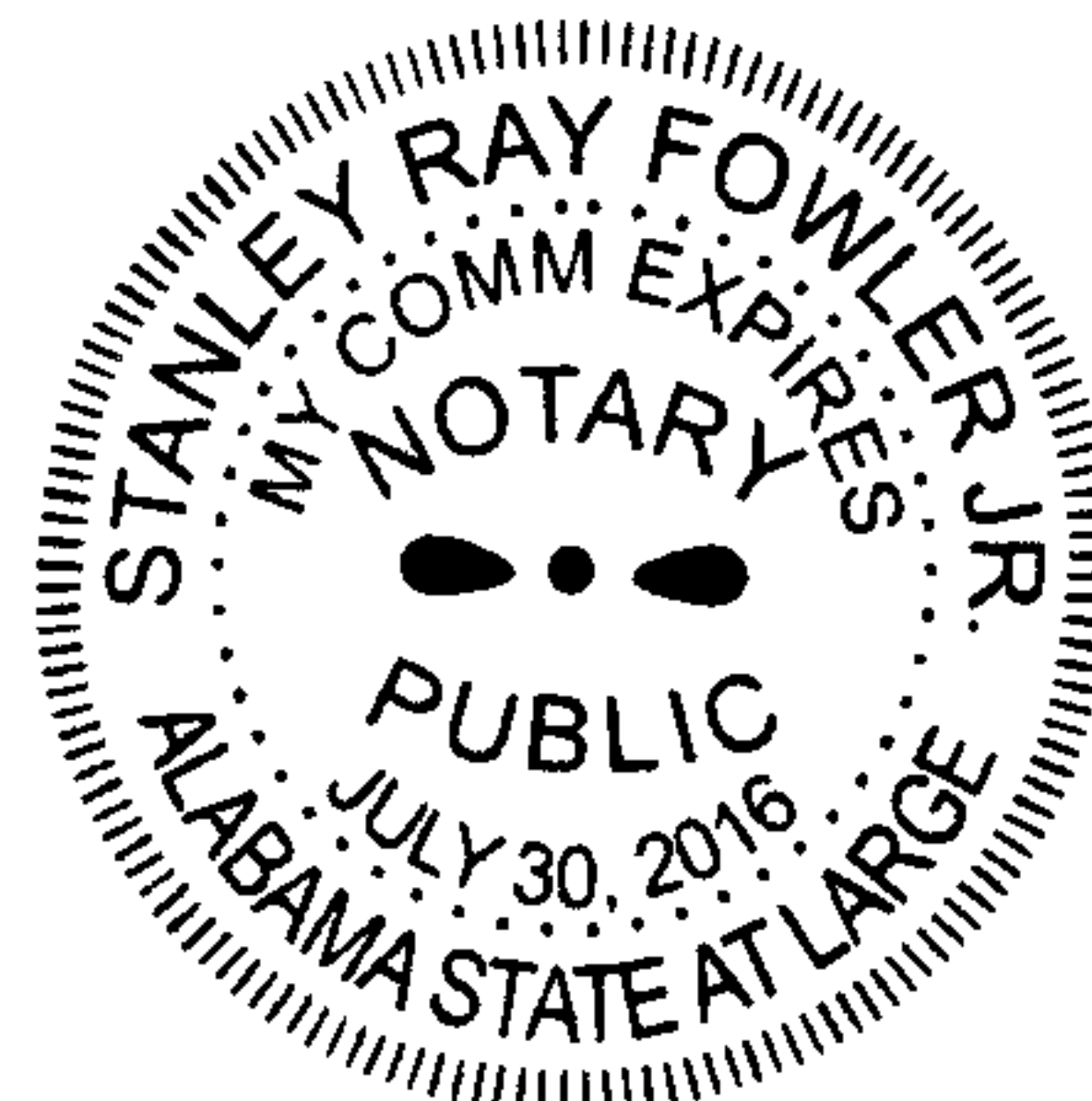
This instrument prepared by:

Andy Saag

SIROTE & PERMUTT, P.C.

P. O. Box 55727

Birmingham, Alabama 35255-5727



# Real Estate Sales Validation Form

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

Grantor's Name U.S. Bank National Association,  
as Trustee for the Holders of the  
Specialty Underwriting and  
Residential Finance Trust  
Mortgage Loan Asset-Backed  
Certificates Series 2006-BC2

Mailing Address c/o Nationstar Mortgage, LLC  
350 Highland Dr  
Lewisville, TX 75067

Property Address 4923 Appaloosa Trail  
Birmingham, AL 35242

Grantee's Name U.S. Bank National Association,  
as Trustee for the Holders of the  
Specialty Underwriting and  
Residential Finance Trust  
Mortgage Loan Asset-Backed  
Certificates Series 2006-BC2

Mailing Address c/o Nationstar Mortgage, LLC  
350 Highland Dr  
Lewisville, TX 75067

Date of Sale 10/28/2013

Total Purchase Price \$352,523.63

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

☒ Other Foreclosure Bid Price                                     

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

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                                     


☐ Unattested

                                      
(verified by)

Print Tasia Craig, foreclosure specialist

Sign 

(Grantor/Grantee/Owner/Agent) circle one

  
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