


SEND TAX NOTICE TO:
Caliber Home Loans, Inc.
3701 Regent Boulevard
Suite 200
Irving, TX 75063


20140930000306170 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
09/30/2014 02:44:33 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 25th day of July, 2007, Virginia Leigh Cooper, unmarried, executed that certain mortgage on real property hereinafter described to Household Finance Corporation of Alabama, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080403000136340, said mortgage having subsequently been transferred and assigned to LSF8 Master Participation Trust, by instrument recorded in Instrument Number 20140522000154760, 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 Trust, N.A., as Trustee for LSF8 Master Participation Trust 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 August 20, 2014, August 27, 2014, and September 3, 2014; and

WHEREAS, on September 22, 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 U.S. Bank Trust, N.A., as



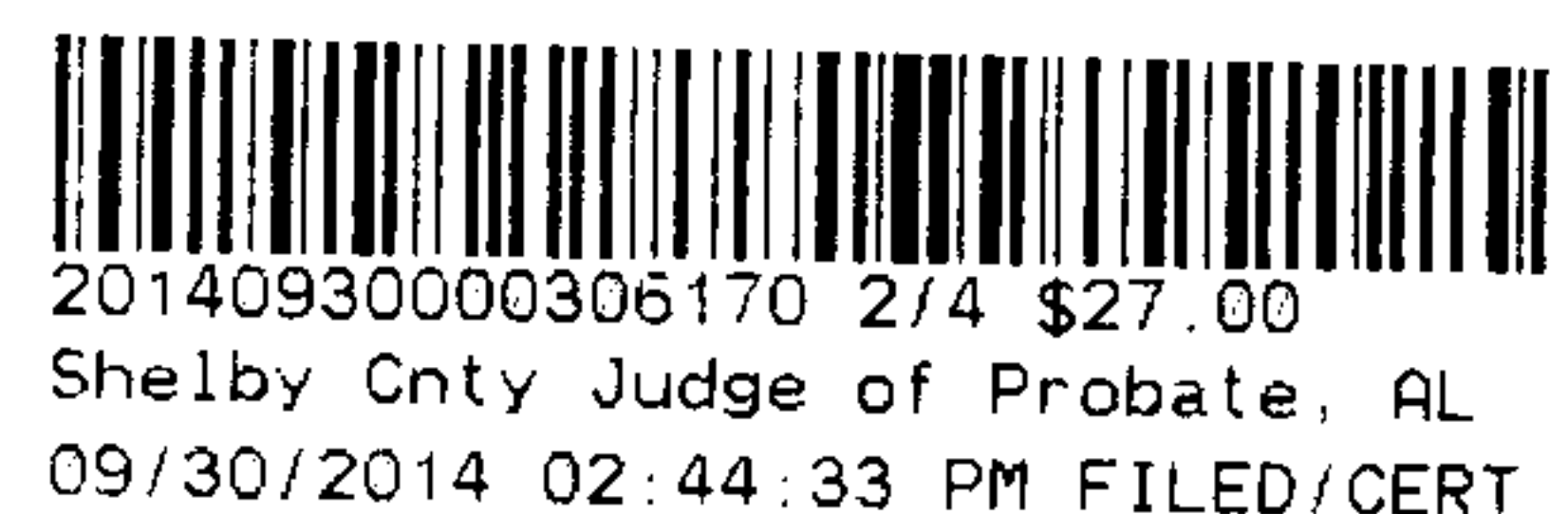
Trustee for LSF8 Master Participation Trust did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

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 Trust, N.A., as Trustee for LSF8 Master Participation Trust; and

WHEREAS, U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust was the highest bidder and best bidder in the amount of One Hundred Ten Thousand Two Hundred Eighty-Six And 58/100 Dollars (\$110,286.58) on the indebtedness secured by said mortgage, the said U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, 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 Trust, N.A., as Trustee for LSF8 Master Participation Trust all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 20 South, Range 1 East, thence North 1 degree 00 minutes 00 seconds East, 167.31 feet to an 1/2 inch rebar; thence North 86 degrees 01 minutes 31 seconds 33.13 feet to an 1/2 inch rebar, and the point of beginning; thence North 86 degrees 01 minute 31 seconds East, 278.44 feet to an 1/2 inch rebar; thence North 17 degrees 08 minutes 29 seconds West, 74.16 feet to on 1/2 inch rebar; thence North 37 degrees 21 minutes 35 seconds West, 53.69 feet to an 1/2 inch rebar; thence North 69 degrees 14 minutes 42 seconds West, 48.05 feet to an 1/2 inch rebar; thence North 82 degrees 34 minutes 29 seconds West, 176.29 feet to an 1/2 inch rebar, thence South 1 degree 11 minutes 28 seconds West, 172.69 feet to an 1/2 inch rebar back to the point of beginning, containing 0.84 acres, more or less, said lying in the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust 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 Trust, N.A., as Trustee for LSF8 Master Participation Trust, 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 29 day of Sept, 2014.

U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Arel
Aaron Nelson, Member

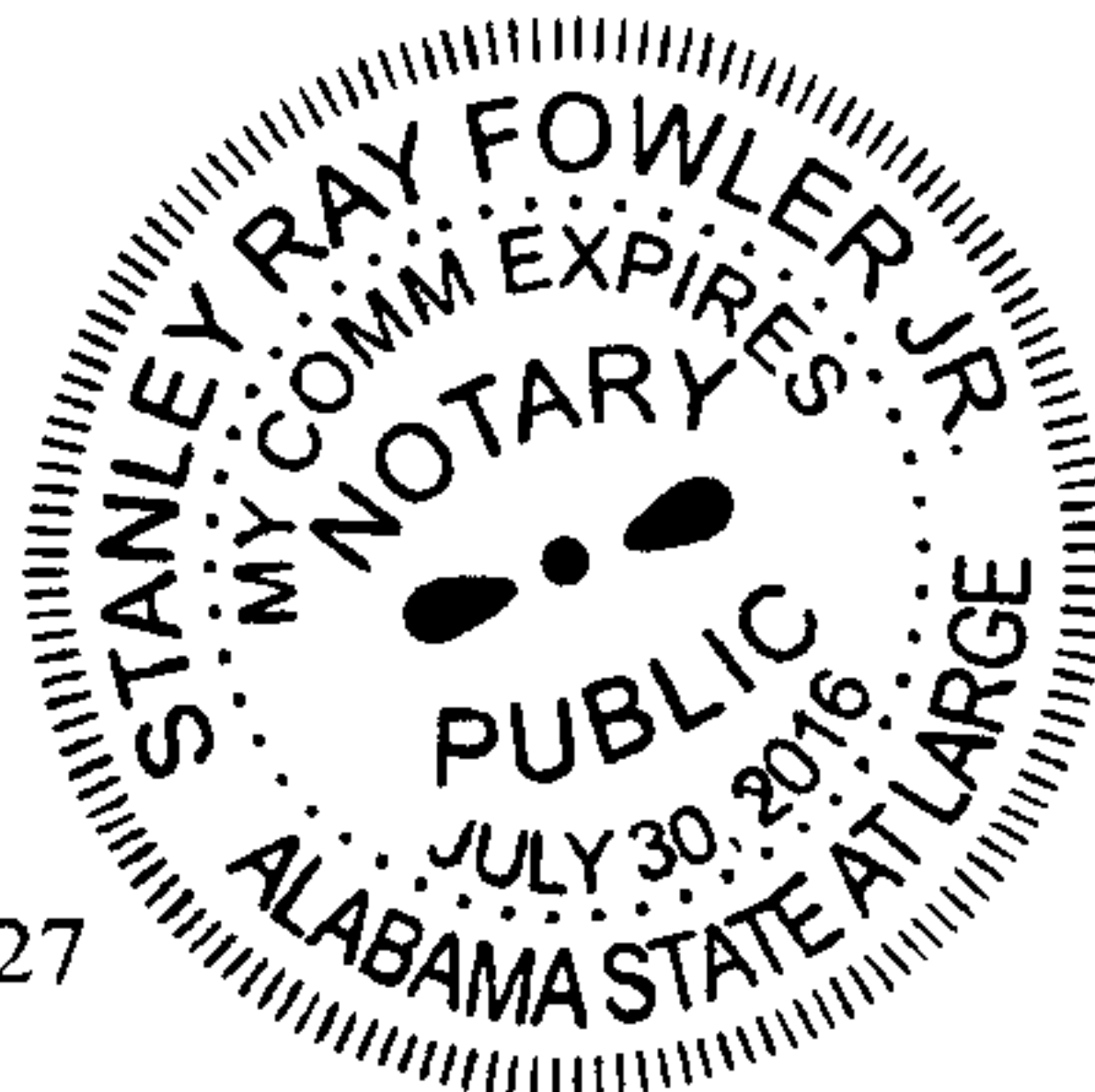
STATE OF ALABAMA)

JEFFERSON COUNTY)

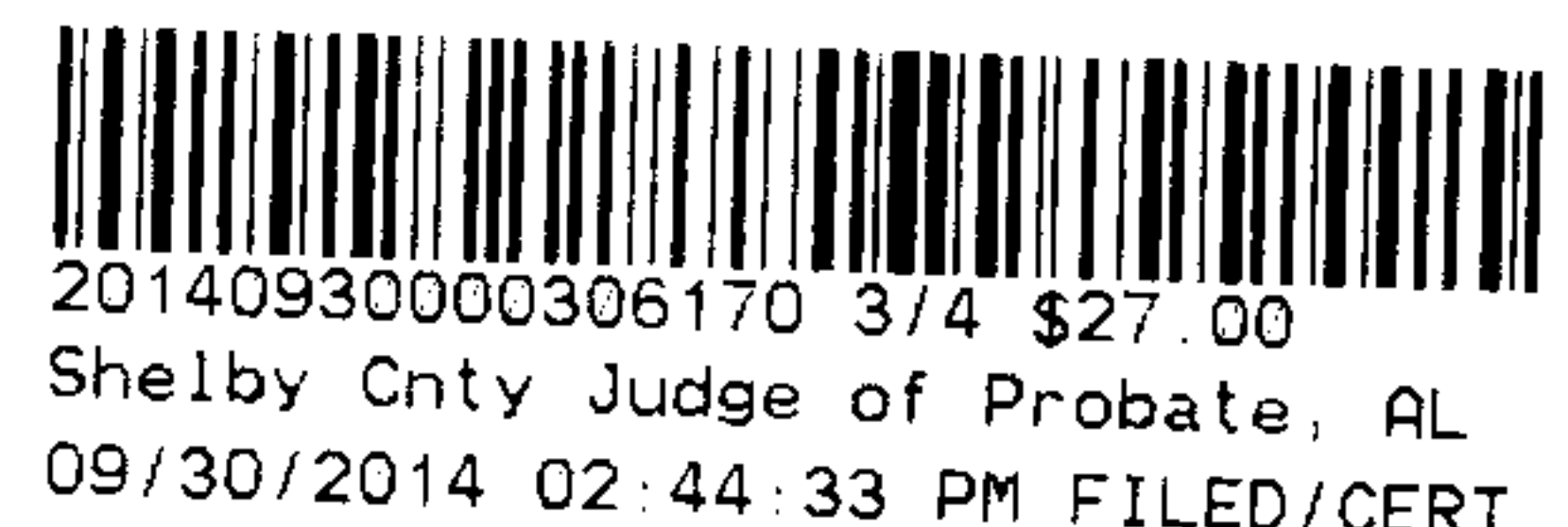
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, is signed to the foregoing conveyance, 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 29 day of Sept, 2014.

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



Stan
Notary Public
My Commission Expires: _____



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 Trust, N.A., as
Trustee for LSF8 Master
Participation Trust

Mailing Address c/o Caliber Home Loans, Inc.
3701 Regent Boulevard
Suite 200
Irving, TX 75063

Property Address 2854 Highway 55
Wilsonville, AL 35186

Grantee's Name U.S. Bank Trust, N.A., as Trustee
for LSF8 Master Participation
Trust

Mailing Address c/o Caliber Home Loans, Inc.
3701 Regent Boulevard
Suite 200
Irving, TX 75063

Date of Sale 9/22/2014

Total Purchase Price \$110,286.58

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

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ Closing Statement

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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