

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

STATE OF ALABAMA)

SHELBY COUNTY)


20160224000056900 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
02/24/2016 12:49:19 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 22nd day of May, 2008, Rhonda T. Mitchell & spouse, Dennis F. Mitchell, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Primary Capital Advisors, LC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20080703000271780; having been modified by Loan Modification Agreement recorded in Instrument Number 20120206000044770, said mortgage having subsequently been transferred and assigned to LSF9 Master Participation Trust , by instrument recorded in Instrument Number 20150608000189160, 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 LSF9 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 December 2, 2015, December 9, 2015, and December 16, 2015; and

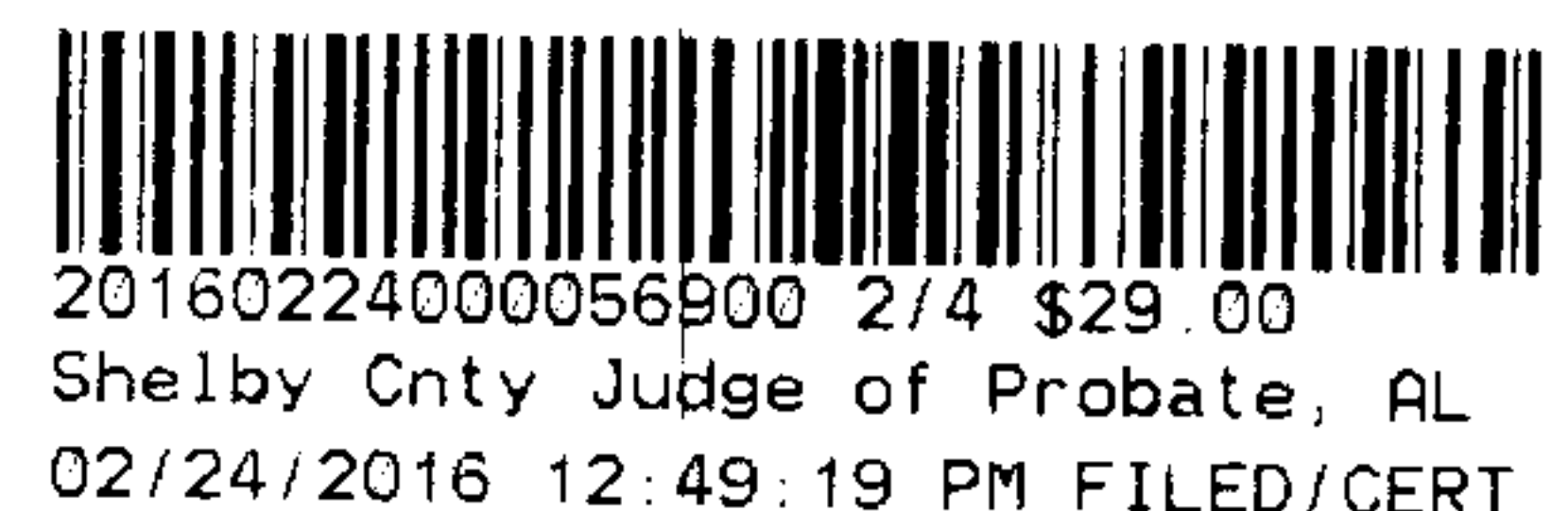
WHEREAS, on February 17, 2016, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust ; and

WHEREAS, U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust was the highest bidder and best bidder in the amount of One Hundred Eleven Thousand Eight Hundred Ninety-Seven And 51/100 Dollars (\$111,897.51) on the indebtedness secured by said mortgage, the said U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust , by and through Red Mountain Title, 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 LSF9 Master Participation Trust all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 120, according to the Survey of Summerchase, Phase 4, as recorded in Map Book 26, Page 111, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. Bank Trust, N.A., as Trustee for LSF9 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 LSF9 Master Participation Trust, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 19 day of February, 2016.

U.S. Bank Trust, N.A., as Trustee for LSF9
Master Participation Trust

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]
Stanley Fowler, Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Fowler, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for U.S. Bank Trust, N.A., as Trustee for LSF9 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 auctioneer and with full authority, executed the same voluntarily 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 19 day of February, 2016.

[Signature]
Notary Public

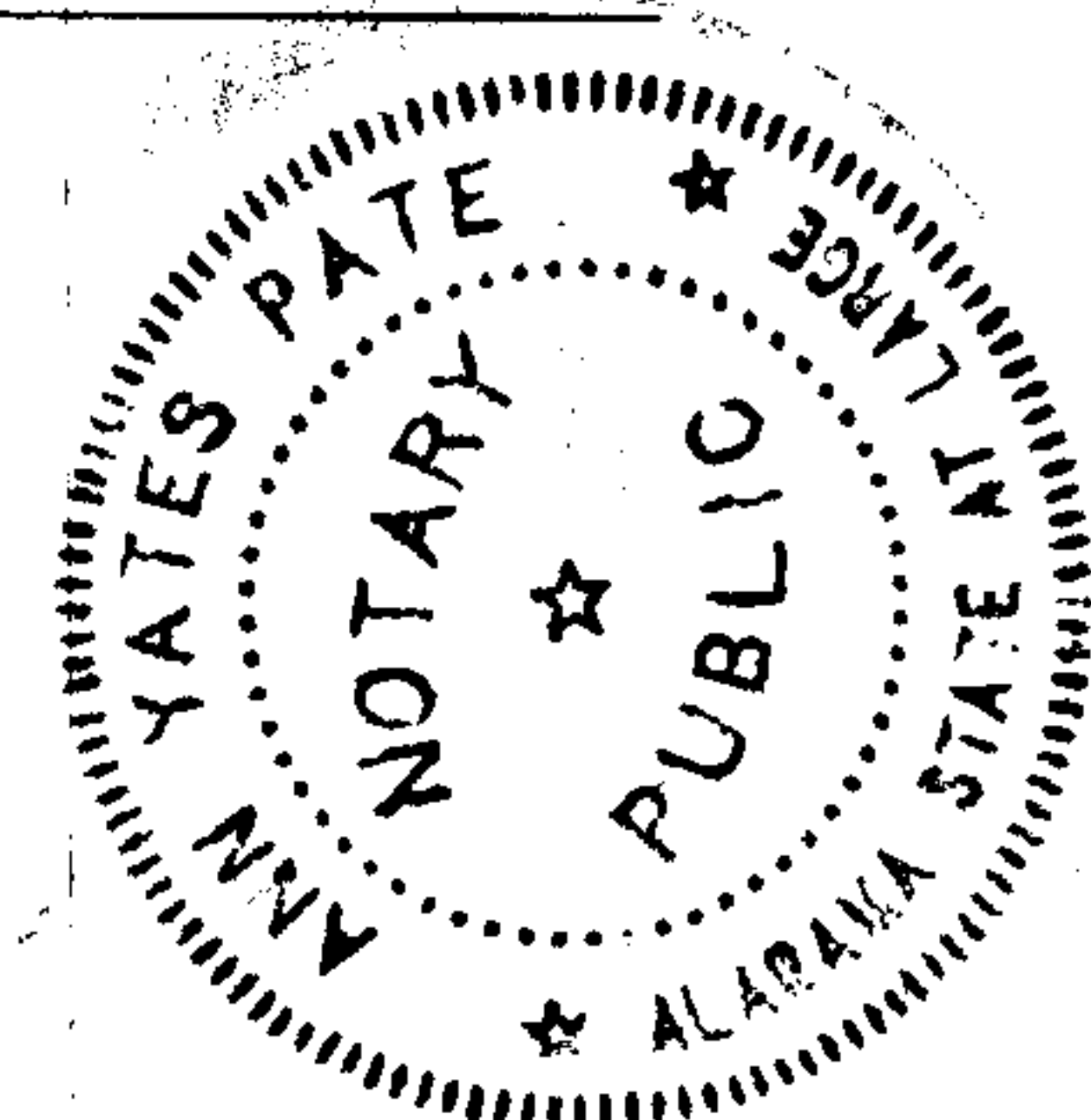
My Commission Expires:

MY COMMISSION EXPIRES OCTOBER 27, 2019

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



20160224000056900 3/4 \$29.00
Shelby Cnty Judge of Probate, AL
02/24/2016 12:49:19 PM FILED/CERT



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 LSF9 Master
Participation Trust

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

Property Address 150 Spring Street
Calera, AL 35040

Grantee's Name U.S. Bank Trust, N.A., as Trustee
for LSF9 Master Participation
Trust

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

Date of Sale 02/17/2016

Total Purchase Price \$111,897.51
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 02/17/2016

☐ Unattested _____
(verified by)

Print Corey Johnson, Foreclosure Specialist

Sign 
(Grantor/Grantee/Owner/Agent) circle one



20160224000056900 4/4 \$29.00
Shelby Cnty Judge of Probate, AL
02/24/2016 12:49:19 PM FILED/CERT