

PREPARED BY:

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STATE OF ALABAMA
COUNTY OF SHELBY



20171030000391600 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
10/30/2017 12:11:36 PM FILED/CERT

Please Cross Reference to: Instrument No. 20031119000760550

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore, on to-wit, November 17, 2003, **William Daryl Hull and Mary D Hull, Husband And Wife, Mortgagor**, did execute a certain mortgage to **Mortgage Electronic Registration Systems, Inc., as nominee for Hometown Mortgage Services, Inc., its successors and assigns**, which said mortgage is recorded in Instrument No. 20031119000760550, in the Office of the Judge of Probate of Shelby County, Alabama.; and

WHEREAS, said mortgage and the debt thereby secured was last transferred and assigned to **U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1**, as transferee, said transfer is recorded in Instrument 20170905000324500, aforesaid records, and U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1, is now the holder and owner of said mortgage and debt; and

WHEREAS, default was made in the payment of indebtedness secured by said mortgage, and the said U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of foreclosure of said mortgage, in accordance with the terms thereof, by First Class Mail and by publication in the , a newspaper of general interest and circulation in Shelby County, Alabama, in its issues of 09/20/2017, 09/21/2017, 09/27/2017; and

WHEREAS, on October 11, 2017, the day on which the foreclosure sale was due to be held under the terms of said notice at 2:22 o'clock pm between the legal hours of sale, said foreclosure was duly and properly conducted and U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1 did offer for sale and sell at public outcry, in front of the main entrance of the courthouse door of the Shelby County, Alabama Courthouse, in the City of Alabaster, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1 in the amount of **ONE HUNDRED TWENTY THOUSAND DOLLARS AND NO CENTS (\$120,000.00)** which sum the said U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder thereto, and authorized the Mortgagee, Auctioneer, or any person conducting said sale for the Mortgagee to execute to the purchaser at said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and the credit of ONE HUNDRED TWENTY THOUSAND DOLLARS AND NO CENTS (\$120,000.00), cash, on the indebtedness secured by said mortgage, the said William Daryl Hull and Mary D Hull, Husband And Wife, acting by and through the said U.S. Bank Trust National Association, as Owner Trustee, not in its

individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1

as transferee, by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, does hereby grant, bargain, sell and convey unto U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1, and its successors and assigns, as Grantee, the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 64, ACCORDING TO THE SURVEY OF SCOTTSDALE, THIRD ADDITION, PHASE TWO, AS RECORDED IN MAP BOOK 9, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property unto U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1, its successors and assigns forever 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; also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, William Daryl Hull and Mary D Hull, Husband And Wife, Mortgagor(s) by the said U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1

have caused this instrument to be executed by Aaron Warner, as auctioneer and the person conducting said sale for the Mortgagee, or Transferee of Mortgagee, and in witness whereof said Aaron Warner, has executed this instrument in his/her capacity as such auctioneer conducting said sale causing these presents to be executed on the 18 day of October, 2017.

William Daryl Hull and Mary D Hull, Mortgagor(s)

U.S. Bank Trust National Association, as Owner Trustee, not in its individual capacity, but solely in the capacity as Trustee for Loan Acquisition Trust Series 2014-RPL1, Mortgagee or Transferee of Mortgagee

By:
(sign)

(print)

Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

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COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Aaron Warner, whose name as Auctioneer and the person conducting said sale for Mortgagee or Transferee of 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears the same date.

Given under my hand and official seal this 18th day of October, 2017.

Laura Meyer
NOTARY PUBLIC
My Commission Expires:

Grantee Name / Send tax notice to:
ATTN:
RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 Laguna Canyon Road
Suite 100
Irvine, CA 92618

LAURA MEYER
Notary Public, Alabama State At Large
My Commission Expires

File No.: 917017

LAURA MEYER
Notary Public, Alabama State At Large
My Commission Expires
June 10, 2019

