

SEND TAX NOTICE TO:
Select Portfolio Servicing, Inc.
3217 Decker Lake Dr.
W Valley City, UT 84119

20180815000292080
08/15/2018 01:46:17 PM
FCDEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 1st day of November, 2001, Perry Hodge, a married man and wife, Donna Hodge, executed that certain mortgage on real property hereinafter described to Long Beach Mortgage Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2001-51882; having been modified by Loan Modification Agreement recorded in Instrument Number 20070605000260640; Order of Default Judgment recorded in Instrument Number 20150209000040940, said mortgage having subsequently been transferred and assigned to U.S. Bank, N.A., a successor Trustee to Wachovia Bank, N.A. (formerly known as First Union National Bank) as Trustee for Long Beach Mortgage Loan Trust 2001-4, by instrument recorded in Instrument Number 20061222000625360, 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, Successor in Interest to Wachovia Bank, National Association, (formerly known as First Union National Bank) as Trustee, for Long Beach Mortgage Loan Trust 2001-4 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 March 14, 2018, March 21, 2018, and March 28, 2018; and

WHEREAS, on August 7, 2018, 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, Successor in Interest to Wachovia Bank, National Association, (formerly known as First Union National Bank) as Trustee, for Long Beach Mortgage Loan Trust 2001-4 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, U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, (formerly known as First Union National Bank) as Trustee, for Long Beach Mortgage Loan Trust 2001-4 was the highest bidder and best bidder in the amount of One Hundred Four Thousand And 00/100 Dollars (\$104,000.00) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, (formerly known as First Union National Bank) as Trustee, for Long Beach Mortgage Loan Trust 2001-4, 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 National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, (formerly known as First Union National Bank) as Trustee, for Long Beach Mortgage Loan Trust 2001-4 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the SE 1/4 of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama and run thence southerly along the West line of said quarter a distance of 1,154.57 feet to a point; Thence turn 90 degrees 00 minutes 00 seconds left and run easterly 349.12 feet to a point; Thence turn 90 degrees 00 minutes 00 seconds right and run southerly 297.34 feet to a steel pin corner and the point of beginning of the property being described; Thence turn 04 degrees 45 minutes 29 seconds right and continue southerly 310.00 feet to a steel pin corner; Thence turn 85 degrees 14 minutes 17 seconds right and run westerly 210.00 feet to a steel pin corner on the East margin of Merrywood Lane, a gravel surfaced public road; Thence turn 94 degrees 43 minutes 50 seconds right and run northerly along the said East margin of said road 310.00 to a steel pin corner; Thence turn 85 degrees 16 minutes 24 seconds right and run easterly 210.17 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, (formerly known as First Union National Bank) as Trustee, for Long Beach Mortgage Loan Trust 2001-4 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, Successor in Interest to Wachovia Bank, National Association, (formerly known as First Union National Bank) as Trustee, for Long Beach Mortgage Loan Trust 2001-4, 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 14 day of August, 2018.

U.S. Bank National Association, as Trustee,
Successor in Interest to Wachovia Bank, National
Association, (formerly known as First Union
National Bank) as Trustee, for Long Beach Mortgage
Loan Trust 2001-4

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

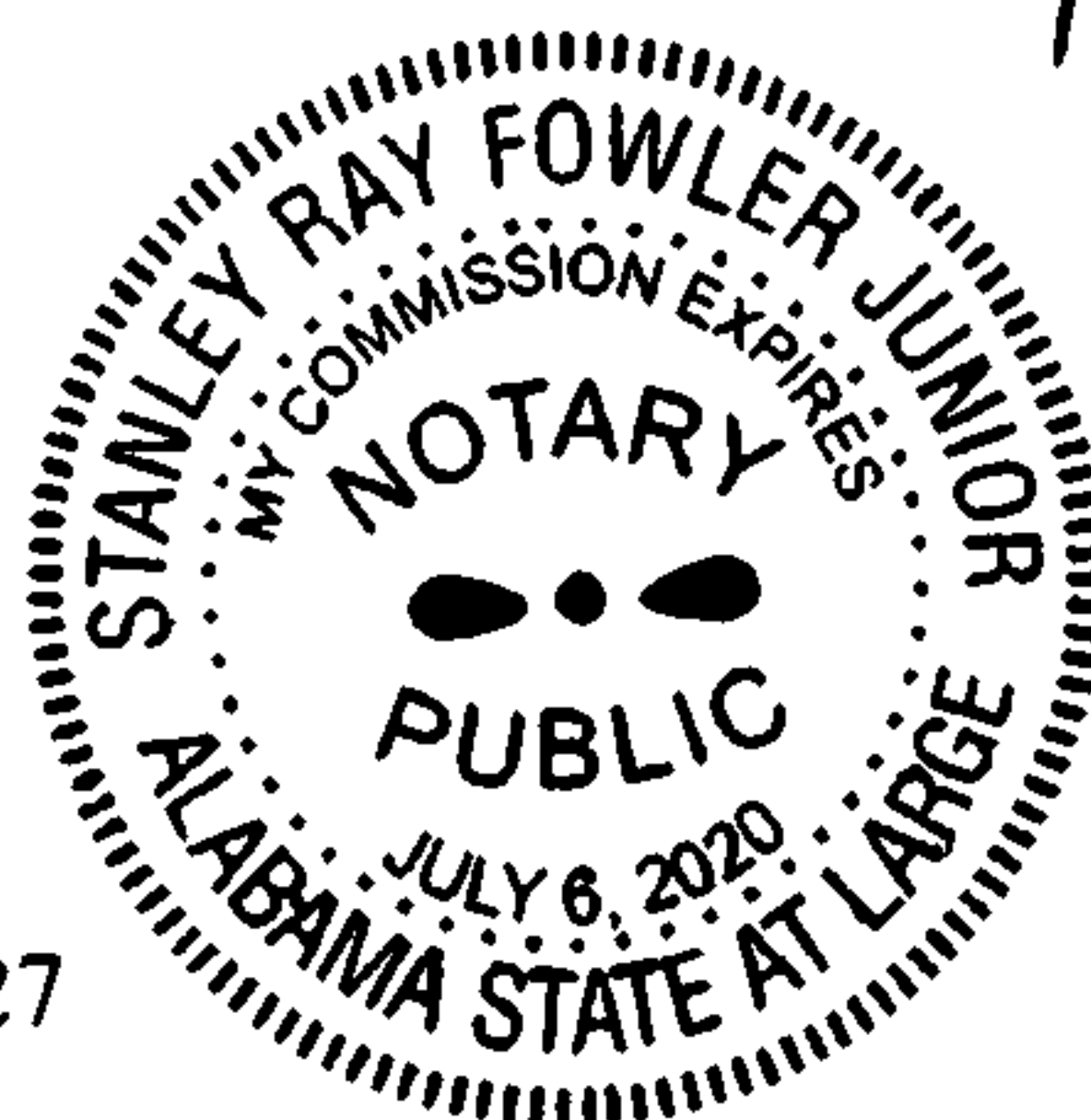
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Wilkins, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, (formerly known as First Union National Bank) as Trustee, for Long Beach Mortgage Loan Trust 2001-4, 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 said conveyance, she, 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 14 day of August, 2018.

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



[Signature]
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 National Association,
as Trustee, Successor in Interest
to Wachovia Bank, National
Association, (formerly known as
First Union National Bank) as
Trustee, for Long Beach
Mortgage Loan Trust 2001-4
c/o Select Portfolio Servicing,
Inc.

Grantee's Name U.S. Bank National Association,
as Trustee, Successor in Interest
to Wachovia Bank, National
Association, (formerly known as
First Union National Bank) as
Trustee, for Long Beach Mortgage
Loan Trust 2001-4
c/o Select Portfolio Servicing,
Inc.

Mailing Address 3217 Decker Lake Dr.
W Valley City, UT 84119

Mailing Address 3217 Decker Lake Dr.
W Valley City, UT 84119

Property Address 145 Merrywood Ln
Sterrett, AL 35147

Date of Sale 08/07/2018

Total Purchase Price \$104,000.00

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 8/8/18

☐ Unattested

 (verified by)

Print Tiffany Sides

Sign Tiffany Sides

(Grantor / Grantee / Owner / Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/15/2018 01:46:17 PM
 \$25.00 CHERRY
 20180815000292080

[Signature]