

**THIS INSTRUMENT WAS PREPARED**

**BY:**

Jason Tingle, Esq.  
244 Inverness Center Dr  
Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICES TO:**

Cascade Funding 2017-1 Alternative  
Holdings, LLC  
8742 Lucent Blvd.  
STE 300  
Highlands Ranch, CO 80129

**GRANTOR**

Bradford Dennis  
2716 21st Street Ensley  
Birmingham, AL 35208

**GRANTEE**

Cascade Funding 2017-1 Alternative  
Holdings, LLC  
8742 Lucent Blvd.  
STE 300  
Highlands Ranch, CO 80129

Juarkena S. Dennis  
2716 21st Street Ensley  
Birmingham, AL 35208

Property Address: 161 Saint Charles Dr., Helena, AL 35080  
Purchase Price: \$192,960.54\*\*\*Mortgagee credit\*\*\*  
Sale Date: September 6, 2018

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on April 22, 2009, Bradford Dennis and Juarkena S. Dennis, joint tenants, executed a certain mortgage on the property hereinafter described to BUCKHEAD MORTGAGE INVESTMENTS, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20090512000177830; and subsequently transferred and assigned to Taylor Bean and Whitaker Mortgage Corp., and said assignment being recorded in Instrument Number 20131115000450040; and subsequently transferred and assigned to Bank of America, N.A., and said assignment being recorded in Instrument Number, 20130805000317570; and re-recorded in Instrument Number 20131202000467790; and subsequently transferred and assigned to Secretary of Housing and Urban Development, and said assignment being recorded in

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Instrument Number 20140919000295570; and subsequently transferred and assigned to Bayview

Loan Servicing, LLC and said assignment being recorded in Instrument Number, 20140924000299600; and subsequently transferred and assigned to BAYVIEW DISPOSITIONS IIIA, LLC, and said assignment being recorded in Instrument Number 20160809000283590; and and subsequently transferred and assigned to MORGAN STANLEY CAPITAL HOLDINGS LLC, and said assignment being recorded in Instrument Number 20160809000283600; and subsequently transferred and assigned to WV 2017-1 Grantor Trust, and said assignment being recorded in Instrument Number 20170727000269170; and subsequently transferred and assigned to Cascade Funding, LP Series 1, by Abstrax, LLC, and said assignment being recorded in Instrument Number 20171227000458690; and subsequently transferred and assigned to Cascade Funding Mortgage Trust 2017-1, and said assignment being recorded in Instrument Number 20171227000458700; and subsequently transferred and assigned to U.S. Bank Trust, N.A. as Trustee for Cascade Funding Mortgage Trust 2017-1, and said assignment being recorded in Instrument Number 20180723000260810; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and U.S. Bank Trust, N.A. as Trustee for Cascade Funding Mortgage Trust 2017-1 (“Transferee”) did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of August 8, 2018, August 15, 2018, August 22, 2018; and

WHEREAS, on September 6, 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 and properly conducted, and U.S. Bank Trust, N.A. as Trustee for Cascade Funding Mortgage Trust 2017-1 did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Jimmie Raye Newman was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said U.S. Bank Trust, N.A. as Trustee for Cascade Funding Mortgage Trust 2017-1; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Cascade Funding 2017-1 Alternative Holdings, LLC, in the amount of \$192,960.54, which sum of money U.S. Bank Trust, N.A. as Trustee for Cascade Funding Mortgage Trust 2017-1 offered to credit on the indebtedness secured by said mortgage, and the said U.S. Bank Trust, N.A. as Trustee for Cascade Funding Mortgage Trust 2017-1, by and through Jason Tingle, as attorney for said U.S. Bank Trust, N.A. as Trustee for Cascade Funding Mortgage Trust 2017-1, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Cascade Funding 2017-1 Alternative Holdings, LLC, the following described property situated



in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Saint Charles Place, Jackson Square, Phase Two, Sector Three, as recorded in Map Book 20, Page 39, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Cascade Funding 2017-1 Alternative Holdings, LLC and its successors and assigns; 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.

IN WITNESS WHEREOF, U.S. Bank Trust, N.A. as Trustee for Cascade Funding Mortgage Trust 2017-1 has caused this instrument to be executed by and through Jason Tingle, as attorney for said Transferee, and said Jason Tingle, as attorney for said Transferee, has hereto set his hand and seal on this the 7<sup>th</sup> day of September, 2018.

U.S. Bank Trust, N.A. as Trustee for Cascade Funding Mortgage Trust 2017-1

By: [Signature]  
Jason Tingle, Attorney for Transferee

STATE OF ALABAMA )  
COUNTY OF SHELBY )



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/11/2018 01:42:48 PM  
\$38.00 CHERRY  
20180911000326490

[Signature]

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jason Tingle, whose name as Attorney for U.S. Bank Trust, N.A. as Trustee for Cascade Funding Mortgage Trust 2017-1, 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 said conveyance, he, as such attorney for U.S. Bank Trust, N.A. as Trustee for Cascade Funding Mortgage Trust 2017-1 and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 7<sup>th</sup> day of September, 2018.

[Signature]  
Notary Public  
My Commission Expires: 5/11/19

