

THIS INSTRUMENT WAS PREPARED

BY:

David Sigler, Esq.
244 Inverness Center Dr.
Ste 200
Birmingham, AL 35242

SEND TAX NOTICES TO:

U.S. Bank N.A., as Trustee for the registered
holders of Asset Backed Certificates, Series
2005-HE4
1661 Worthington Rd.
Suite 100
West Palm Beach, FL 33409

GRANTOR

Maria Pineda
207 Chestnut Circle
Alabaster, AL 35007

Camerino Pineda
207 Chestnut Circle
Alabaster, AL 35007

GRANTEE

U.S. Bank N.A., as Trustee for the registered
holders of Asset Backed Certificates, Series
2005-HE4
1661 Worthington Rd.
Suite 100
West Palm Beach, FL 33409

Property Address: 280 Brenda Dr, Alabaster, AL 35007
Purchase Price: \$116,261.29***Mortgagee credit***
Sale Date: February 6, 2019

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on May 25, 2005, Maria Pineda and Camerino Pineda, executed a certain mortgage on the property hereinafter described to Argent Mortgage Company, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20050617000298210; and subsequently transferred and assigned to U.S. Bank N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4, and said assignment being recorded in Instrument Number, 20150504000144400; 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 N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4 (“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 January 16, 2019, January 23, 2019, January 30, 2019; and

WHEREAS, on February 6, 2019, 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 N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4 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 N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4; and

WHEREAS, the highest and best bid for the property described in the aforementioned

mortgage was the bid of U.S. Bank N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4, in the amount of \$116,261.29, which sum of money U.S. Bank N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4 offered to credit on the indebtedness secured by said mortgage, and the said U.S. Bank N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4, by and through David Sigler, as attorney for said U.S. Bank N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said U.S. Bank N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4, the following described property situated in Shelby County, Alabama, to-wit:

Lot 5, Block 7, according to Green Valley 4th Sector as recorded in Map Book 7, Page 10, Shelby County, Alabama Records.

TO HAVE AND TO HOLD the above described property to U.S. Bank N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4 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 N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4 has caused this instrument to be executed by and through David Sigler, as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his hand and seal on this the 7th day of February, 2019.

U.S. Bank N.A., as ~~Trustee~~ for the registered holders of Asset Backed Certificates, Series 2005-HE4

By: David Sigler
David Sigler, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF SHELBY)

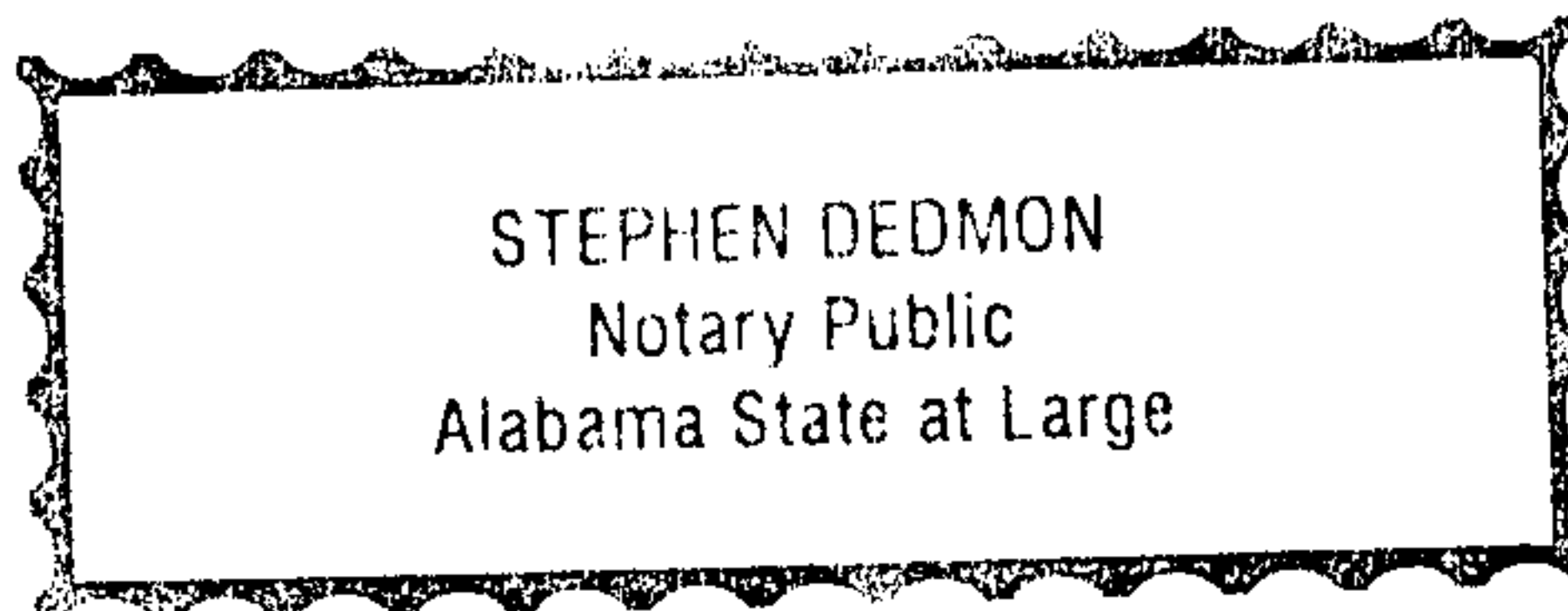
I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that David Sigler, whose name as Attorney for U.S. Bank N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4, is signed to the foregoing conveyance, and who is 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 N.A., as Trustee for the registered holders of Asset Backed Certificates, Series 2005-HE4 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 7th day of February, 2019.

Stephen Dedmon

Notary Public

My Commission Expires: 5/11/19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/08/2019 02:34:44 PM
\$28.00 CHERRY
20190208000042600

Allen S. Bayl