



20220627000255790 1/4 \$304.00
Shelby Cnty Judge of Probate, AL
06/27/2022 01:20:55 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Jason Tingle
Halliday, Watkins & Mann, P.C.
244 Inverness Center Drive
Birmingham, AL 35242

SEND TAX NOTICES TO:

Shelby Resources, Inc
P. O. Box 419
Pelham, AL 35124

GRANTOR

Paula W. Lenz
3155 Chelsea Park Rdg
Chelsea, AL 35043

GRANTEE

Shelby Resources, Inc
P. O. Box 419
Pelham, AL 35124

Robert Lenz
3155 Chelsea Park Rdg
Chelsea, AL 35043

Property Address: 3155 Chelsea Park Rdg, Chelsea, AL 35043
Purchase Price: \$272,000.00***Mortgagee credit***
Sale Date: June 21, 2022

STATE OF ALABAMA
COUNTY OF SHELBY

)
)
FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on December 28, 2005, Paula W. Lenz and her husband Robert Lenz, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Homecomings Financial Network Inc., its successors and assigns, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on January 4, 2006 at Instrument No. 20060104000006250; and subsequently transferred and assigned to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1, and said assignment being recorded on December 27, 2018 as Document Number 20181227000450120 and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of

Shelby County, AL 06/27/2022
State of Alabama
Deed Tax:\$272.00



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 National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1 (“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 Newspaper, Inc., a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of May 29, 2022, June 5, 2022, June 12, 2022; and

WHEREAS, on June 21, 2022, 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 National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1 did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Deb Kilgore was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Shelby Resources, Inc, in the amount of \$272,000.00, which sum of money U.S. Bank



20220627000255790 3/4 \$304.00
Shelby Cnty Judge of Probate, AL
06/27/2022 01:20:55 PM FILED/CERT

National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1 offered to credit on the indebtedness secured by said mortgage, and the said U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1, by and through Jason Tingle, as attorney for said U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Shelby Resources, Inc, the following described property situated in Shelby County, Alabama, to-wit:

Lot 4-55, according to the Map and Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, Page 147 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.


TO HAVE AND TO HOLD the above-described property to Shelby Resources, Inc 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 National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1 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 21st day of June, 2022.



20220627000255790 4/4 \$304.00
Shelby Cnty Judge of Probate, AL
06/27/2022 01:20:55 PM FILED/CERT


U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity
Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1

By: 
Jason Tingle, 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 Jason Tingle, whose name as Attorney for U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1, 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 National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1 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 21st day of June, 2022.



Notary Public
My Commission Expires: 5/11/23

