

20040126000042190 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
01/26/2004 13:04:00 FILED/CERTIFIED

STATE OF ALABAMA

FORECLOSURE DEED

COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS: That PAUL M. HAZLINGER and PEG M. HAZLINGER, husband and wife, did, on to-wit, January 10th, 2001, execute a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, acting solely as nominee for FINANCE AMERICA, LLC, which mortgage is recorded in Instrument No.: 2002-02942; said mortgage being re-recorded in Instrument No.: 2002-05183, et seq., in the Office of the Judge of Probate of Shelby County, Alabama; said mortgage assigned to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE on behalf of the registered holders of the Home Equity Pass-Through Certificates, Series 2002-1 by instrument recorded in Instrument No. 20040126000042180 in said Probate Court records; 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 on behalf of the registered holders of the Home Equity Pass-Through Certificates, Series 2002-1 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, in accordance with the terms thereof, by publication in The Shelby County Reporter, in its issues of January 7, 2004; January 14, 2004; and January 21, 2004; and

WHEREAS, on January 26, 2004, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE on behalf of the registered holders of the Home Equity Pass-Through Certificates, Series 2002-1 did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Alabama, in the city of Columbiana, 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 the said U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE on behalf of the registered holders of the Home Equity Pass-Through Certificates, Series 2002-1 in the amount of FIVE HUNDRED FIFTY ONE THOUSAND TWENTY FIVE and 00/100ths (\$551,025.00) DOLLARS, which sum the said U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE on behalf of the registered holders of the Home Equity Pass-Through Certificates, Series 2002-1 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE on behalf of the registered holders of the Home Equity Pass-Through Certificates, Series 2002-1; and

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

NOW, THEREFORE, in consideration of the premises and of a credit of FIVE HUNDRED FIFTY ONE THOUSAND TWENTY FIVE and 00/100ths (\$551,025.00) DOLLARS, on the indebtedness secured by said mortgage, the said PAUL M. HAZLINGER and PEG M. HAZLINGER, acting by and through the said U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE on behalf of the registered holders of the Home Equity Pass-Through Certificates, Series 2002-1 by Michael T. Atchison, as said auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE on behalf of the registered holders of the Home Equity Pass-Through Certificates, Series 2002-1 by Michael T. Atchison as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Michael T. Atchison as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE on behalf of the registered holders of the Home Equity Pass-Through Certificates, Series 2002-1, the following described real estate situated in Shelby County, Alabama, to-wit:

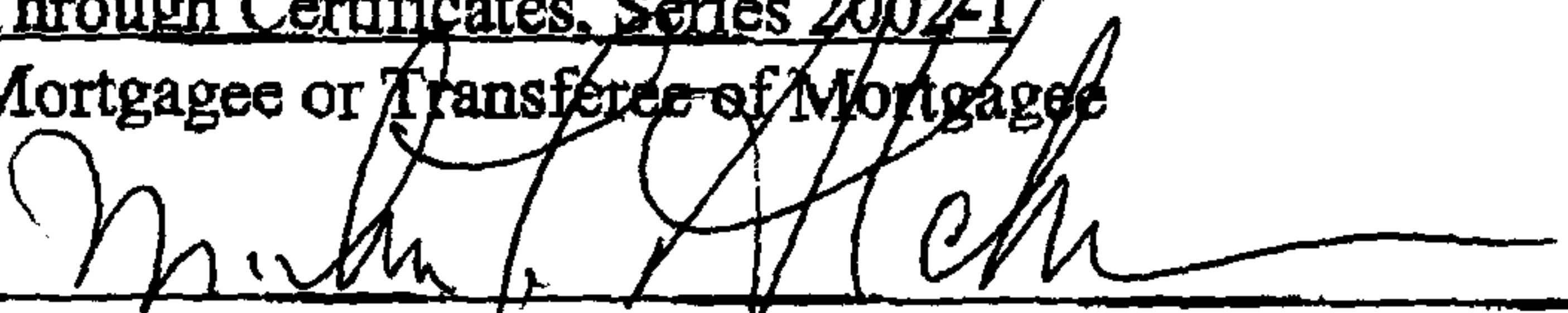
Lot 3427, according to the Survey of Riverchase Country Club 34th Addition, as recorded in Map Book 15, page A, B, & C in the Probate Office of Shelby County, Alabama..

TO HAVE AND TO HOLD THE above-described property unto the said U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE on behalf of the registered holders of the Home Equity Pass-Through Certificates, Series 2002-1 forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to any outstanding claims arising out of or relating to non-payment of ad valorem taxes.

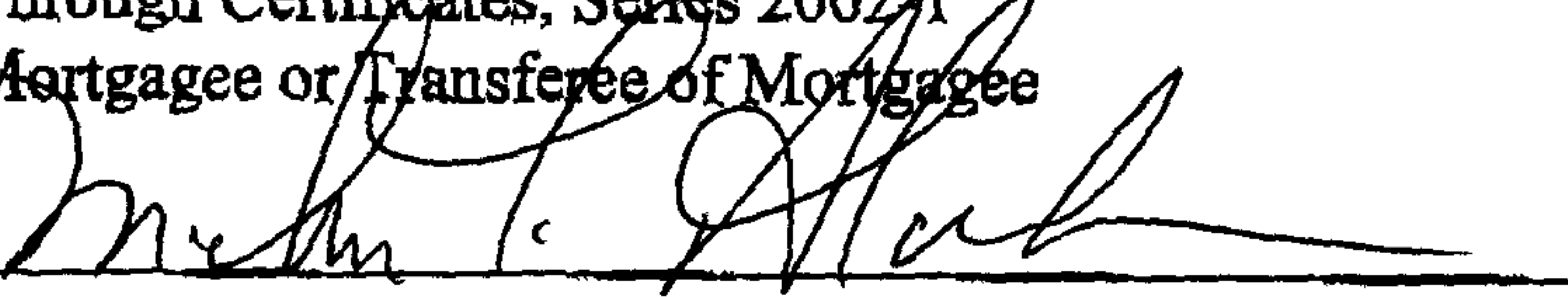
IN WITNESS WHEREOF, the said U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE on behalf of the registered holders of the Home Equity Pass-Through Certificates, Series 2002-1 has caused this instrument to be executed by Michael T. Atchison as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Michael T. Atchison has executed this instrument in his/her capacity as such auctioneer on this the 26th day of January, 2004.

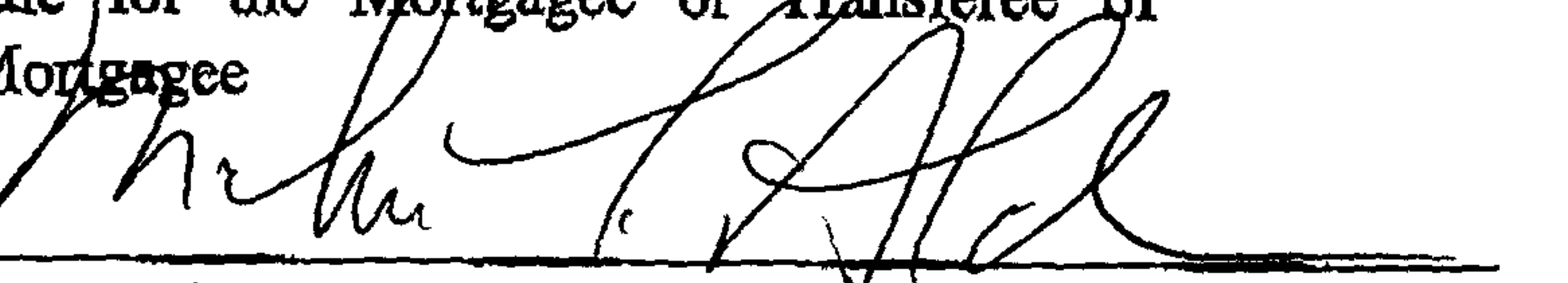
PAUL M. HAZLINGER and PEG M. HAZLINGER  
Mortgagors

By: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE on behalf of the registered holders of the Home Equity Pass-Through Certificates, Series 2002-1  
Mortgagee or Transferee of Mortgagee

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

By: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE on behalf of the registered holders of the Home Equity Pass-Through Certificates, Series 2002-1  
Mortgagee or Transferee of Mortgagee

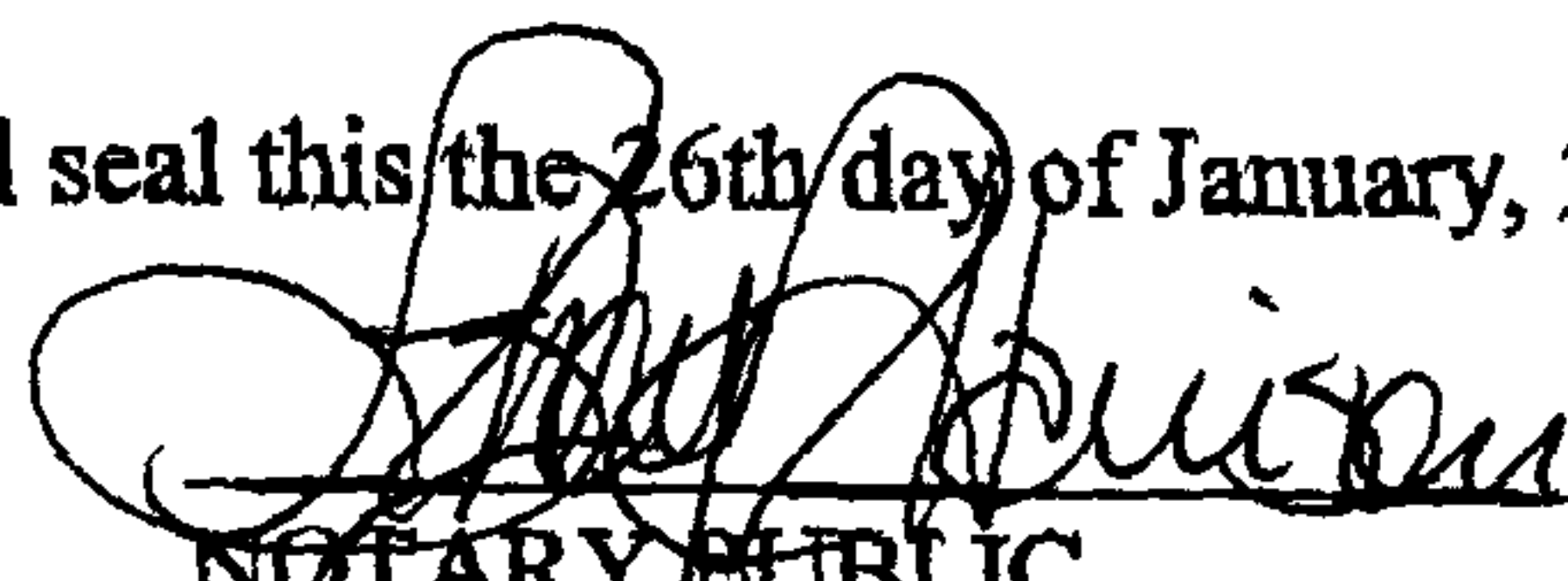
By:   
As Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

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

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Michael T. Atchison, whose name as Auctioneer and the person conducting said sale for the 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/she, in his/her 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 the same bears date.

Given under my hand and official seal this the 26th day of January, 2004.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-20-07

This instrument prepared by:  
Goodman G. Ledyard  
PIERCE LEDYARD, P.C.  
Post Office Box 161389  
Mobile, Alabama 36616  
File No. 1231/15127

Grantee's Address:  
P.O. Box 24737  
West Palm Beach, FL 33416-4737