

AUCTIONEER'S DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

WHEREAS, PATRICIA GUTHRIE, an unmarried woman executed a mortgage to NCS Mortgage Lending Company on the 2nd day of April, 2001, on that certain real property hereinafter described, which mortgage is recorded in Instrument #2001-15188, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement, dated as of February 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Asset Backed Funding Corporation, Litton Loan Servicing LP and JP Mortgage Chase Bank, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2002-CB1, without recourse by instrument recorded in Instrument # 20020529000251180 of said Probate Court records; and

WHEREAS, in said mortgage the mortgagee was vested with full power and authority, upon the happening of a default in the payment of the principal note described in and secured by said mortgage or any installment of interest thereon, to sell said property hereinafter described at public outcry before the Courthouse door in the City of Columbiana, County of Shelby, Alabama, for cash to the highest bidder, after giving notice of the time, place and terms of sale by an advertisement published once a week for three successive weeks in a newspaper published in the City of Columbiana, Alabama; and

WHEREAS, default was made in the payment of said indebtedness described in and secured by said mortgage; and

WHEREAS, notice of the time, place and purposes of said sale, as required by said mortgage has been given in The Shelby County Reporter, a newspaper published in the City of Columbiana, Alabama, by an advertisement published in the issues of said newspaper on July 14th, 21st and 28th, 2004, which said was postponed by publication in The Shelby County Reporter, a newspaper of general circulation published in the City of Columbiana, Shelby County, Alabama; in it issue of August 18th, 2004; fixing the time of the sale of said property to be during the legal hours of sale on the 30th day of August, 2004, and the place of same at the front door of the Courthouse of Shelby County, in the City of Columbiana, Alabama, and the terms of the sale to be cash; and

WHEREAS, a sale has been made of the said real property hereinafter described during the legal hours of sale on the 30th day of August, 2004, at the front door of the Courthouse of Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale **U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement, dated as of February 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Asset Backed Funding Corporation, Litton Loan Servicing LP and JP Mortgage Chase Bank, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2002-CB1, without recourse** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$102,000.00 cash in hand paid by said purchaser to Michael T. Atchison, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement, dated as of February 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Asset Backed Funding Corporation, Litton Loan Servicing LP and JP Mortgage Chase Bank, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2002-CB1, without recourse, by and through Michael T. Atchison as such auctioneer, and as its attorney-in-fact, and Patricia Guthrie by Michael T. Atchison, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement, dated as of February 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Asset Backed Funding Corporation, Litton Loan Servicing LP and JP Mortgage Chase Bank, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2002-CB1, without recourse**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:



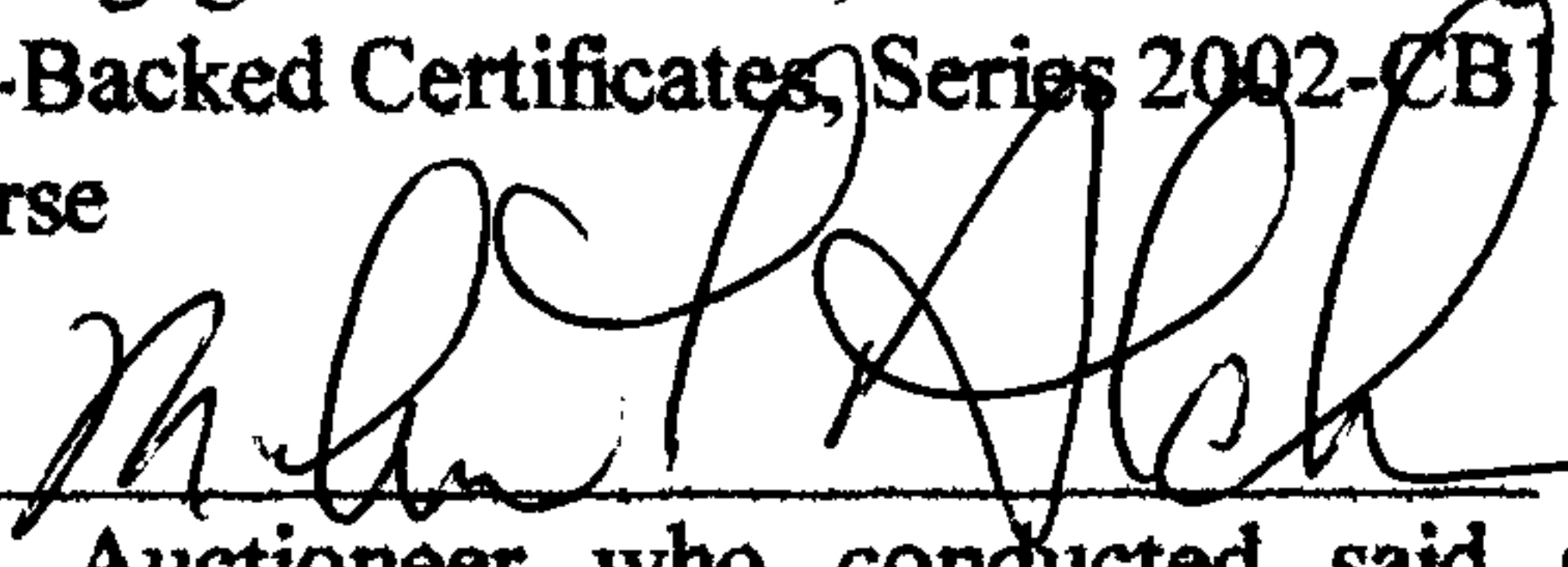
Lot 16, according to Monte Tierra 1<sup>st</sup> Addition Subdivision, as recorded in Map Book 6, Page 93 in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement, dated as of February 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Asset Backed Funding Corporation, Litton Loan Servicing LP and JP Mortgage Chase Bank, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2002-CB1, without recourse, the purchaser at said sale, its successors and assigns, forever; 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, the said U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement, dated as of February 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Asset Backed Funding Corporation, Litton Loan Servicing LP and JP Mortgage Chase Bank, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2002-CB1, without recourse by and through Michael T. Atchison, as the auctioneer who conducted said sale, and as its attorney-in-fact and Patricia Guthrie by Michael T. Atchison, as their attorney-in-fact, have hereunto set their hands and seals as of this the 30th day of August, 2004.

U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement, dated as of February 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Asset Backed Funding Corporation, Litton Loan Servicing LP and JP Mortgage Chase Bank, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2002-CB1, without recourse

BY:

  
Auctioneer who conducted said sale and attorney-in-fact

Patricia Guthrie

By:

  
Attorney-in-fact

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, the auctioneer who conducted the sale, whose name as auctioneer and attorney-in-fact for U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement, dated as of February 1, 2002, among Credit-Based Asset Servicing and Securitization LLC, Asset Backed Funding Corporation, Litton Loan Servicing LP and JP Mortgage Chase Bank, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2002-CB1, without recourse 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 in his capacity as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 30th day of August, 2004.

  
NOTARY PUBLIC

My Commission Expires: 10/16/04

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael T. Atchison, whose name as attorney-in-fact for Patricia Guthrie 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, in his capacity as attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 30th day of August, 2004 .

  
NOTARY PUBLIC

My Commission Expires: 10/16/04

Grantee's address:

4828 Loop Central Drive  
Houston, Texas 77081-2226

This instrument prepared by:

Beth McFadden Rouse  
McFADDEN, LYON & ROUSE, L.L.C.  
718 Downtowner Boulevard  
Mobile, Alabama 36609