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STATE OF ALABAMA
COUNTY OF SHELBY


20050727000377660 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/27/2005 02:29:19PM FILED/CERT

MORTGAGE FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on May 13, 2002, **Michael Franklin and Marie Franklin, Husband and Wife as joint tenants, Party of the First Part**, executed a certain mortgage to **Long Beach Mortgage Company**, which said mortgage is recorded in Instrument No. 20020531000256420, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to Wachovia Bank, National Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3 in Instrument No. 20041123000642950 recorded on 11/23/2004; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Wachovia Bank, National Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3 did declare all of the indebtedness secured by the said mortgage due and payable and said mortgage subject to foreclosure as therein provided 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, a newspaper of general circulation in Shelby County, Alabama, in its issues of 06/08, 06/15, 06/22; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Shelby County, Alabama, at ; Book Number 20030616 Page 378510 and also Book Number 20030616 Page 37850 Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b). The response of the United States considered our notice adequate. The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

WHEREAS, on June 30, 2005, the day on which the foreclosure sale was due to be held under the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the person conducting the sale on behalf of the mortgagee did offer for sale and sell a public outcry, in front of the main entrance of the Courthouse, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Wachovia Bank, National Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3 in the amount of **EIGHT HUNDRED EIGHTY-SIX THOUSAND NINE HUNDRED FORTY-ONE AND 27/100 DOLLARS (\$ 886,941.27)**; which the person conducting the sale on behalf of the mortgagee offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to Wachovia Bank, N.A, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3; and

WHEREAS, Gwendolyn Connelly Esq., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part; and

WHEREAS, said mortgage expressly authorized the mortgagee or auctioneer or any person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of **EIGHT HUNDRED EIGHTY-SIX THOUSAND NINE HUNDRED FORTY-ONE AND 27/100 DOLLARS (\$ 886,941.27)**, on the indebtedness secured by said mortgage, the parties of the First Part and the Party of

the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto Wachovia Bank, N.A, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Greystone, 5th Sector, Phase II, as recorded in Map Book 17, page 118, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Book 2001 Page 18185


TO HAVE AND TO HOLD the above described property unto Wachovia Bank, N.A, a National Banking Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3, 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; also subject to ad valorem taxes, easements and/or restrictions of record, prior liens and/or assessments of record.

IN WITNESS WHEREOF, Michael Franklin and Marie Franklin, Husband and Wife as joint tenants and Wachovia Bank, National Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3 have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 30th day of June, 2005.

BY:

Gwendolyn E. Connelly

AS: Auctioneer and Attorney-in-fact


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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gwendolyn Connelly, Esq., whose name as attorney-in-fact and auctioneer for Michael Franklin and Marie Franklin, Husband and Wife as joint tenants and Wachovia Bank, National Association, as Trustee for Long Beach Mortgage Loan Trust 2002-3, 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/she, in his/her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2005.

Jonil G. Button

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantee Name / Send tax notice to:
Washington Mutual Bank, F.A.
ATTN: Yessica Ortiz
Submit invoices via NewInvoice
Chatsworth, CA 91311