

PREPARED BY:


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**MSP FILE NO.: 381.0418355AL/DAJ**

**LOAN NO.: 0044369866**

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20051013000534620 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/13/2005 02:01:24PM FILED/CERT

### **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on January 16, 2002, **Cathy Ogletree, a married woman, joined by her husband Gene Ogletree, Party of the First Part**, executed a certain mortgage to **Long Beach Mortgage Company**, which said mortgage is recorded in Instrument No. 2002-04553, in the Office of the Judge of Probate of Shelby County, Alabama. Which said Mortgage was last sold, assigned and transferred on May 9<sup>th</sup>, 2005 in Instrument 20050509000220820 to Wachovia Bank, N.A. (formerly known as First Union National Bank), as Trustee for Long Beach Mortgage Loan Trust 2002-1; and

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and Wachovia Bank, N.A. (formerly known as First Union National Bank), as Trustee for Long Beach Mortgage Loan Trust 2002-1 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 08/10, 08/17, 08/24; and

WHEREAS, on September 15, 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, N.A. (formerly known as First Union National Bank), as Trustee for Long Beach Mortgage Loan Trust 2002-1 in the amount of **SEVEN HUNDRED SIXTY-EIGHT THOUSAND SIX HUNDRED FIFTEEN AND 13/100 DOLLARS (\$ 768,615.13)**; 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. (formerly known as First Union National Bank), as Trustee for Long Beach Mortgage Loan Trust 2002-1, Asset Backed Certificates, Series 2002-1 in trust for the benefit of the Certificateholders; and

WHEREAS, James Greer, 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 **SEVEN HUNDRED SIXTY-EIGHT THOUSAND SIX HUNDRED FIFTEEN AND 13/100 DOLLARS (\$ 768,615.13)**, 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. (formerly known as First Union National Bank), as Trustee for Long Beach Mortgage Loan Trust 2002-1, Asset Backed Certificates, Series 2002-1 in trust for the benefit of the Certificateholders, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

A part of the Northwest Quarter and a part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 19 South, Range 1 East, Shelby County, Alabama, Being more Particularly described as follows:



Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 1 East, Thence North 89 degrees 42 minutes 00 seconds East along the North line of said 1/4 - 1/4 Section a distance of 655.41 Feet; thence South 1 degrees 20 minutes 31 seconds East a distance of 70.44 Feet to the point of beginning; Thence South 1 degree 20 minutes 31 seconds East a distance of 396.37 Feet; Thence South 44 degrees 43 minutes 29 seconds West a distance of 311.60 Feet; Thence South 89 degrees 43 minutes 59 seconds East a distance of 616.72 feet; thence South 1 degrees 00 minutes 49 seconds East a distance of 243.56 Feet; Thence North 89 degrees 43 minutes 59 seconds West a distance of 741.43 feet; Thence North 0 degrees 16 minutes 01 seconds East a distance of 200 feet; thence North 44 degrees 43 minutes 29 seconds East a distance of 409.45 feet; thence North 1 degree 20 minutes 31 seconds West a distance of 349.46 feet; thence around a curve in a Counter-Clockwise direction having a Delta angle of 03 degrees 13 minutes 39 seconds an arc distance of 53.60 feet a radius of 951.55 feet and a chord of North 67 degrees 33 minutes 32 seconds East a distance of 53.59 feet to the Point of Beginning.

SOURCE OF TITLE: Book 2001 Page 10294

TO HAVE AND TO HOLD the above described property unto Wachovia Bank, N.A. (formerly known as First Union National Bank), as Trustee for Long Beach Mortgage Loan Trust 2002-1, Asset Backed Certificates, Series 2002-1 in trust for the benefit of the Certificateholders, 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, Cathy Ogletree, a married woman, joined by her husband Gene Ogletree and Wachovia Bank, N.A. (formerly known as First Union National Bank), as Trustee for Long Beach Mortgage Loan Trust 2002-1 have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 15<sup>th</sup> day of September, 2005.

BY:

AS: Margaret Casey  
Auctioneer and Attorney-in-fact

STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Margaret Casey, Esq., whose name as attorney-in-fact and auctioneer for Cathy Ogletree, a married woman, joined by her husband Gene Ogletree and Wachovia Bank, N.A. (formerly known as First Union National Bank), as Trustee for Long Beach Mortgage Loan Trust 2002-1, 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 15 day of Sept, 2005.

Honie J. Burton  
NOTARY PUBLIC  
My Commission Expires:

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

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

  
20051013000534620 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
10/13/2005 02:01:24PM FILED/CERT