

AUCTIONEER'S DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, THERON WADE GOGGINS and TAMMY GOGGINS, husband and wife executed a mortgage to New Century Mortgage Corporation on the 21st day of February, 2002 on that certain real property hereinafter described, which mortgage is recorded in Instrument #2002-09859, of the records in the Office of the Judge of Probate, Shelby County, Alabama; which said mortgage was subsequently assigned to Wells Fargo Bank Minnesota, National Association, as Trustee for the registered holders of the Merrill Lynch Mortgage Investors, Inc., Mortgage Loan Asset Backed Certificates, Series 2002-NC1 by instrument recorded in Instrument # 20060912000451470 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 5th, 12th and 19th, 2006, 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 its issue of August 9th, 2006; fixing the time of the sale of said property to be during the legal hours of sale on the 31st day of August, 2006, 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 31st day of August, 2006, 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 **Wells Fargo Bank Minnesota, National Association, as Trustee for the registered holders of the Merrill Lynch Mortgage Investors, Inc., Mortgage Loan Asset Backed Certificates, Series 2002-NC1** was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$53,625.00 cash in hand paid by said purchaser to Janet F. Parson, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said Wells Fargo Bank Minnesota, National Association, as Trustee for the registered holders of the Merrill Lynch Mortgage Investors, Inc., Mortgage Loan Asset Backed Certificates, Series 2002-NC1, by and through Janet F. Parson as such auctioneer, and as its attorney-in-fact, and Theron Wade Goggins and Tammy Goggins by Janet F. Parson, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Wells Fargo Bank Minnesota, National Association, as Trustee for the registered holders of the Merrill Lynch Mortgage Investors, Inc., Mortgage Loan Asset Backed Certificates, Series 2002-NC1**, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

Begin at a point 1337.9 feet North and 714.7 feet West of the center stake of Northwest quarter, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama; run South 89 degrees 50 minutes East 184.2 feet; thence North 24 degrees 14 minutes West 135.2 feet; thence North 89 degrees 50 minutes West 128.4 feet; thence South 0 degrees 10 minutes West 123.0 feet to Point of Beginning, being part of the North half of the Northwest quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama; being situated in 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 **Wells Fargo Bank Minnesota, National Association, as Trustee for the registered holders of the Merrill Lynch Mortgage Investors, Inc., Mortgage Loan Asset Backed Certificates, Series 2002-NC1**, 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 Wells Fargo Bank Minnesota, National Association, as Trustee for the registered holders of the Merrill Lynch Mortgage Investors, Inc., Mortgage Loan Asset Backed Certificates, Series 2002-NC1 by and through Janet F. Parson, as the auctioneer who conducted said sale, and as its attorney-in-fact and Theron Wade Goggins and Tammy Goggins by Janet F. Parson, as their attorney-in-fact, have hereunto set their hands and seals as of this the 31st day of August, 2006.

Wells Fargo Bank Minnesota, National Association, as Trustee for the registered holders of the Merrill Lynch Mortgage Investors, Inc., Mortgage Loan Asset Backed Certificates, Series 2002-NC1

BY: Janet F. Parson
Auctioneer who conducted said sale and attorney-in-fact

Theron Wade Goggins and Tammy Goggins

By: Janet F. Parson
Attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Janet F. Parson, the auctioneer who conducted the sale, whose name as auctioneer and attorney-in-fact for Wells Fargo Bank Minnesota, National Association, as Trustee for the registered holders of the Merrill Lynch Mortgage Investors, Inc., Mortgage Loan Asset Backed Certificates, Series 2002-NC1. 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, she in her 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 31st day of August, 2006.

[Signature]
NOTARY PUBLIC
My Commission Expires: 10-16-08

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said State and County, hereby certify that Janet F. Parson, whose name as attorney-in-fact for Theron Wade Goggins and Tammy Goggins 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, she, in her 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 31st day of August, 2006.

[Signature]
NOTARY PUBLIC
My Commission Expires: 10-16-08

Grantee's address:
4828 Loop Central Drive
Houston, Texas 77081-2226

This instrument prepared by:
Beth McFadden Rouse
McFADDEN, LYON & ROUSE, L.L.C.
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