

PREPARED BY: JOHN RUDD

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**MSP FILE NO.: 333.0720108AL/kml**

**LOAN NO.: 0122083744**

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20080109000012910 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
01/09/2008 02:37:55PM FILED/CERT

## **MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, heretofore on May 24, 2005, **Mary Watson Lancaster, a married woman and John Gleason, Party of the First Part**, executed a certain mortgage to **Ameriquist Mortgage Company**, which said mortgage is recorded in Instrument No. 20050708000342670, in the Office of the Judge of Probate of Shelby County, Alabama Which said Mortgage was last sold, assigned and transferred to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-R6 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF July 1, 2005, WITHOUT RECOURSE; and Book:        Page:  
Recorded:

WHEREAS, default in the payment of the indebtedness secured by said mortgage, and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-R6 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF July 1, 2005, WITHOUT RECOURSE 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 10/3, 10/10, 10/17; and

WHEREAS, on October 25, 2007, 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-R6 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF July 1, 2005, WITHOUT RECOURSE in the amount of **ONE HUNDRED FORTY-NINE THOUSAND ONE HUNDRED EIGHTEEN AND 80/100 DOLLARS (\$ 149,118.80)**; 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-R6 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF July 1, 2005, WITHOUT RECOURSE; and



WHEREAS, Mikki Prince, 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 ONE HUNDRED FORTY-NINE THOUSAND ONE HUNDRED EIGHTEEN AND 80/100 DOLLARS (\$ 149,118.80), 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-R6 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF July 1, 2005, WITHOUT RECOURSE, and its successors and assigns, the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 59-A, according to a Resurvey of Lot 56, 57, 58, 59 & 60 of Portsouth, 3rd Sector, as recorded in Map Book 7, Page 110 in the Probate Office of Shelby County, Alabama, which said resurvey is recorded in Map Book 7, Page 167.

SOURCE OF TITLE: Book 1999 Page 22802


TO HAVE AND TO HOLD the above described property unto DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-R6 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF July 1, 2005, WITHOUT RECOURSE, 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, Mary Watson Lancaster, a married woman and John Gleason and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-R6 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF July 1, 2005, WITHOUT RECOURSE have set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the 25<sup>th</sup> day of October, 2007.

BY:

AS: Mikki Prince  
Auctioneer and Attorney-in-fact

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20080109000012910 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that

mikki Prince, whose name as attorney-in-fact and auctioneer for Mary Watson Lancaster, a married woman and John Gleason and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2005-R6 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF July 1, 2005, 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/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 25<sup>th</sup> day of October, 2007.

Iva Dean Raper  
NOTARY PUBLIC  
My Commission Expires: 12/21/09

Grantee Name / Send tax notice to:  
ATTN:  
Citi Residential Lending (fka AMC)  
505 City Parkway West  
Orange, CA 92868