


MORTGAGE FORECLOSURE DEED


20090427000152690 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
04/27/2009 11:46:44 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Sergio Espinoza Covarruvias
38287041

KNOW ALL MEN BY THESE PRESENTS: That Sergio Espinoza Covarruvias, an Unmarried Person did, on to-wit, the August 25, 2005, execute a mortgage to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Aegis Funding Corporation, which mortgage is recorded in Instrument # 20050831000450370; said mortgage was transferred and assigned to Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5 as recorded in Instrument # 20080331000129280 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said U.S. Bank National Association, successor-in-interest to Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5 did declare all of the indebtedness secured by said mortgage due and payable 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 published in Shelby County, Alabama, in its issues of March 18, 25, April 1, 2009; and

WHEREAS, on the April 14, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, at 3:05 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and U.S. Bank National Association, successor-in-interest to Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5 did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of U.S. Bank National Association, successor-in-interest to Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5, in the amount of One Hundred Sixty-Nine Thousand Seven Hundred Sixteen Dollars and Forty-Eight Cents (\$169,716.48), which sum the said U.S. Bank National Association, successor-in-interest to Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S. Bank National Association, successor-in-interest to Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5; and

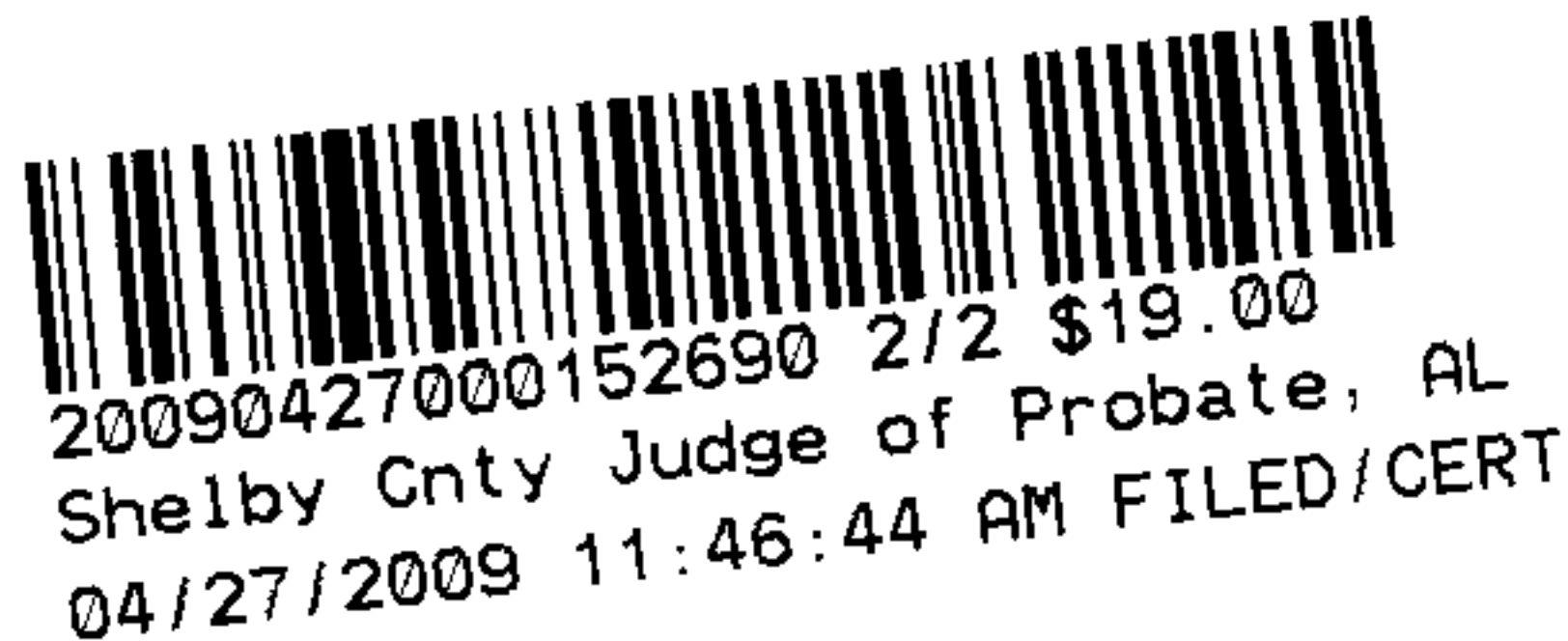
WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of One Hundred Sixty-Nine Thousand Seven Hundred Sixteen Dollars and Forty-Eight Cents (\$169,716.48), cash, the said Sergio Espinoza Covarruvias, an Unmarried Person, acting by and through the said U.S. Bank National Association, successor-in-interest to Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5, by Fran Clark, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said U.S. Bank National Association, successor-in-interest to Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5, by Fran Clark, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Fran Clark, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto U.S. Bank National Association, successor-in-interest to Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Stonehaven, as recorded in Map Book 21, Page 25, in the Probate Office of Shelby County, Alabama.


TO HAVE AND TO HOLD THE above described property unto U.S. Bank National Association, successor-in-interest to Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.

IN WITNESS WHEREOF, the said U.S. Bank National Association, successor-in-interest to Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5, has caused this instrument to be executed by Fran Clark, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Fran Clark, has executed this instrument in his capacity as such auctioneer on this the April 14, 2009.





Sergio Espinoza Covarruvias, an Unmarried Person
Mortgagors

U.S. Bank National Association, successor-in-interest to Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5
Mortgagee or Transferee of Mortgagee

By 
Fran Clark, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

U.S. Bank National Association, successor-in-interest to Wachovia Bank, N.A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust, Mortgage Pass-Through Certificates, Series 2005-5
Mortgagee or Transferee of Mortgagee

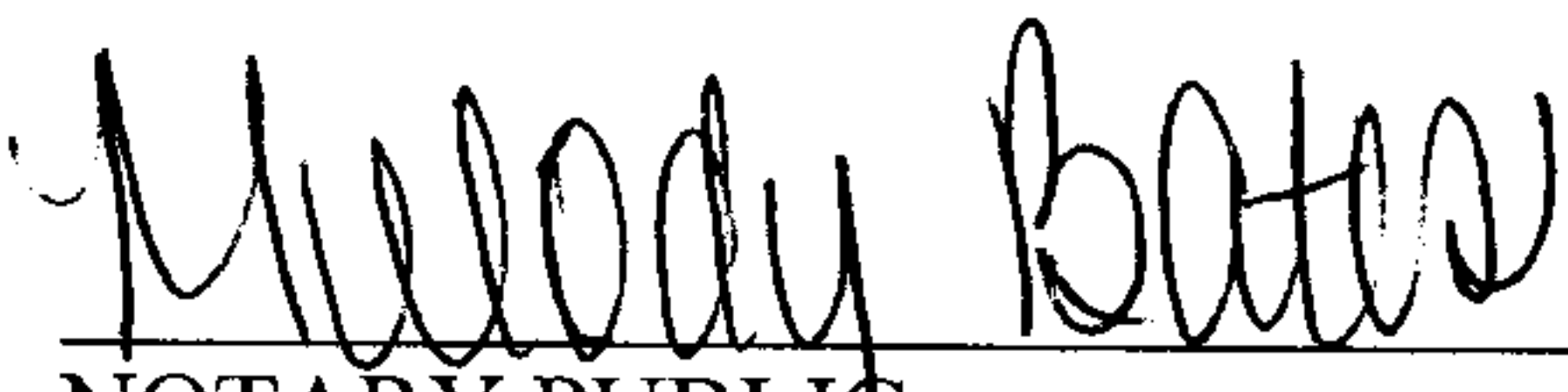
By 
Fran Clark, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

By 
Fran Clark, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Fran Clark, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, 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 the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.

Given under my hand and official seal this April 14, 2009.


NOTARY PUBLIC

MY COMMISSION EXPIRES: **MY COMMISSION EXPIRES 07-27-2011**

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
08-007284

GRANTEE'S ADDRESS
Ocwen Loan Servicing, LLC
1661 Worthington Road; Suite 100
P.O. Box 24737
West Palm Beach, Florida 33415