


MORTGAGE FORECLOSURE DEED


20090722000282470 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
07/22/2009 01:36:52 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Thao Nguyen
40388373

KNOW ALL MEN BY THESE PRESENTS: That Thao Nguyen and Maria H. Nguyen, Husband and Wife did, on to-wit, the October 6, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Equifirst Corporation, which mortgage is recorded in Instrument #20061017000513410; said mortgage was transferred and assigned to Deutsche Bank National Trust Company, as trustee for the registered holders of Soundview Home Loan Trust 2006 EQ2 Asset-Backed Certificates, Series 2006-EQ2 as recorded in Instrument # 20090518000185940 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 Deutsche Bank National Trust Company, as trustee for the registered holders of Soundview Home Loan Trust 2006 EQ2 Asset-Backed Certificates, Series 2006-EQ2 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 June 17, 24, & July 1, 2009; and

WHEREAS, on the July 15, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, at 12:15 o'clock p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Deutsche Bank National Trust Company, as trustee for the registered holders of Soundview Home Loan Trust 2006 EQ2 Asset-Backed Certificates, Series 2006-EQ2 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 Deutsche Bank National Trust Company, as trustee for the registered holders of Soundview Home Loan Trust 2006 EQ2 Asset-Backed Certificates, Series 2006-EQ2, in the amount of Three Hundred Four Thousand Two Hundred Fifty-One Dollars and Sixty-Six Cents (\$304,251.66), which sum the said Deutsche Bank National Trust Company, as trustee for the registered holders of Soundview Home Loan Trust 2006 EQ2 Asset-Backed Certificates, Series 2006-EQ2 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Deutsche Bank National Trust Company, as trustee for the registered holders of Soundview Home Loan Trust 2006 EQ2 Asset-Backed Certificates, Series 2006-EQ2; 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 Three Hundred Four Thousand Two Hundred Fifty-One Dollars and Sixty-Six Cents (\$304,251.66), cash, the said Thao Nguyen and Maria H. Nguyen, Husband and Wife, acting by and through the said Deutsche Bank National Trust Company, as trustee for the registered holders of Soundview Home Loan Trust 2006 EQ2 Asset-Backed Certificates, Series 2006-EQ2, by Fran Clark, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Deutsche Bank National Trust Company, as trustee for the registered holders of Soundview Home Loan Trust 2006 EQ2 Asset-Backed Certificates, Series 2006-EQ2, 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 Deutsche Bank National Trust Company, as trustee for the registered holders of Soundview Home Loan Trust 2006 EQ2 Asset-Backed Certificates, Series 2006-EQ2, the following described real estate situated in Shelby County, Alabama, to-wit:

Situated in Birmingham, Shelby County, State of Alabama and being described as follows:


Lot 21, according to the survey of Meadow Brook Fifth Sector, First Phase, as recorded in Map Book 8, Page 109, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Deutsche Bank National Trust Company, as trustee for the registered holders of Soundview Home Loan Trust 2006 EQ2 Asset-Backed Certificates, Series 2006-EQ2, 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 Deutsche Bank National Trust Company, as trustee for the registered holders of Soundview Home Loan Trust 2006 EQ2 Asset-Backed Certificates, Series 2006-EQ2, 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 July 15, 2009.


Thao Nguyen and Maria H. Nguyen, Husband and Wife
Mortgagors

Deutsche Bank National Trust Company, as trustee for the registered holders of Soundview Home Loan Trust 2006 EQ2 Asset-Backed Certificates, Series 2006-EQ2
Mortgagee or Transferee of Mortgagee

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

Deutsche Bank National Trust Company, as trustee for the registered holders of Soundview Home Loan Trust 2006 EQ2 Asset-Backed Certificates, Series 2006-EQ2
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 July 15, 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
09-008484

GRANTEE'S ADDRESS
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West Palm Beach, Florida 33415



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