


20090807000303340 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
08/07/2009 09:24:00 AM FILED/CERT

SEND TAX NOTICE TO:
Everhome Mortgage Company
8100 Nations Way
Jacksonville, FL 32256

CM #: 49017-891

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of June, 2005, Brian K. Keller, a married man, married to Gilda L. Keller, his wife , executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for DHI Mortgage Company, LTD , which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument # 20050712000349330, said mortgage having subsequently been transferred and assigned to HSBC Bank USA, National Association as trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass through Certificates, Series 2005-2, ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said HSBC Bank USA, National Association as trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass through Certificates, Series 2005-2 did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 10, 2009, June 17, 2009, and June 24, 2009; and



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WHEREAS, on July 28, 2009, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and HSBC Bank USA, National Association as trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass through Certificates, Series 2005-2 did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said HSBC Bank USA, National Association as trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass through Certificates, Series 2005-2; and

WHEREAS, HSBC Bank USA, National Association as trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass through Certificates, Series 2005-2, was the highest bidder and best bidder in the amount of One Hundred Forty Thousand Twelve And 81/100 Dollars (\$140,012.81) on the indebtedness secured by said mortgage, the said HSBC Bank USA, National Association as trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass through Certificates, Series 2005-2, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto HSBC Bank USA, National Association as trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass through Certificates, Series 2005-2, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 149, according to the Final Plat High Ridge Village Phase 8, as recorded in
Map Book 33, Page 105, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto HSBC Bank USA, National Association as trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass through Certificates, Series 2005-2 its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, HSBC Bank USA, National Association as trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass through Certificates, Series 2005-2, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said



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Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this July 28, 2009.

HSBC Bank USA, National Association as trustee
for Opteum Mortgage Acceptance Corporation Asset
Backed, Pass through Certificates, Series 2005-2
By: *Aaron Warner*
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his/her capacity as auctioneer and attorney-in-fact for HSBC Bank USA, National Association as trustee for Opteum Mortgage Acceptance Corporation Asset Backed, Pass through Certificates, Series 2005-2, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this July 28, 2009.

Britney Nichole Hansen
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 26, 2012

This instrument prepared by:
Cynthia W. Williams
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727