

2nd

STATE OF ALABAMA :
COUNTY OF SHELBY :

AUCTIONEER'S DEED

WHEREAS, JOSE ZAMBRANO AND SILVINA ZAMBRANO, husband and wife, executed a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), acting solely as nominee for Lender, American Mortgage Express Corporation, and Lender's successors and assigns, dated December 1, 2006, and recorded in Instrument No. 20061222000623840 of the records in the Office of the Judge of Probate, Shelby County, Alabama, which said mortgage was subsequently assigned to BAC HOME LOANS SERVICING, LP, by instrument recorded in Instrument No. 20100511000147630 of said Probate Court records.

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 of Shelby County, Alabama, Main Street, Columbiana, Alabama 35051, 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 The Shelby County Reporter, 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 February 3rd, 10th, and 17th, 2010; which sale 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 March 10th, 2010; fixing the time of the sale of said property to be during the legal hours of sale on the 19th day of March, 2010 in front of the Courthouse door, Shelby County, 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 19th day of March, 2010, at the front door of the Courthouse in Shelby County, Alabama, in strict conformity with the powers of sale contained in the said mortgage, at which sale FEDERAL NATIONAL MORTGAGE ASSOCIATION was the highest and best bidder and did become the purchaser of the real property hereinafter described for the sum of \$116,793.66 cash in hand paid by said purchaser to Marcus Clark, as auctioneer who conducted the sale on behalf of the owner of said mortgage; the said BAC HOME LOANS SERVICING, LP by and through Marcus Clark, as such auctioneer, and as its attorney-in-fact, and JOSE ZAMBRANO AND SILVINA ZAMBRANO, by Marcus Clark, as their attorney-in-fact, under and by virtue of the authority contained in said mortgage, do hereby GRANT, BARGAIN, SELL AND CONVEY unto FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns, the following described real property situated in the County of Shelby, State of Alabama, to-wit:

LOT 2, ACCORDING TO THE MAP AND SURVEY OF NAVAJO PINES SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 108, IN THE PROBATE OFFICE OF 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 FEDERAL NATIONAL MORTGAGE ASSOCIATION, the purchaser at said sale, its successors and assigns, forever.

IN WITNESS WHEREOF, the said BAC HOME LOANS SERVICING, LP, by and through Marcus Clark, as the auctioneer who conducted said sale, and as its attorney-in-fact, and JOSE ZAMBRANO AND SILVINA ZAMBRANO by Marcus Clark, as their attorney-in-fact, have hereunto set their hands and seals on this the 19th day of March 2010.

BAC HOME LOANS SERVICING, LP

And

JOSE ZAMBRANO

And

SILVINA ZAMBRANO

BY:


MARCUS CLARK,

As Attorney-in-Fact and Auctioneer



20100511000147640 2/3 \$20.00
Shelby Cnty Judge of Probate, AL
05/11/2010 10:24:19 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF Cullman

I, the undersigned Notary Public in and for said State and County, hereby certify that **MARCUS CLARK**, whose name as attorney-in-fact and auctioneer for **JOSE ZAMBRANO AND SILVINA ZAMBRANO**, and **BAC HOME LOANS SERVICING, LP**, 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, as such auctioneer and attorney-in-fact executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 19th day of March, 2010.

Melody Baw

NOTARY PUBLIC, State at Large
My Commission Expires: MY COMMISSION EXPIRES 07-27-2011

Grantee's Address:

5401 North Beach Lt
77. Worth, TX 76137

This Instrument Was Prepared By:

William S. McFadden, Esq.
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Mobile, Alabama 36609
251-342-9172



20100511000147640 3/3 \$20.00
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