


SEND TAX NOTICE TO:
Flagstar Bank, F. S. B.
5151 Corporate Drive
Troy, MI 48098

CM #: 115291

STATE OF ALABAMA)
COUNTY OF SHELBY)


20100701000210640 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/01/2010 12:47:57 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 4th day of December, 2006, Joseph W. Hillin, Jr. and Cathy L. Hillin, Husband and Wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Hometown Mortgage Services, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20061207000594040, said mortgage having subsequently been transferred and assigned to Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, FSB, ("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 Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B. 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 March 17, 2010, March 24, 2010, and March 31, 2010; and

WHEREAS, on June 18, 2010, 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 Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B. 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 Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B.; and

WHEREAS, Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B. , was the highest bidder and best bidder in the amount of One Hundred Thirty-One Thousand Four Hundred Seventy And 09/100 Dollars (\$131,470.09) on the indebtedness secured by said mortgage, the said Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B., 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 Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B. , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

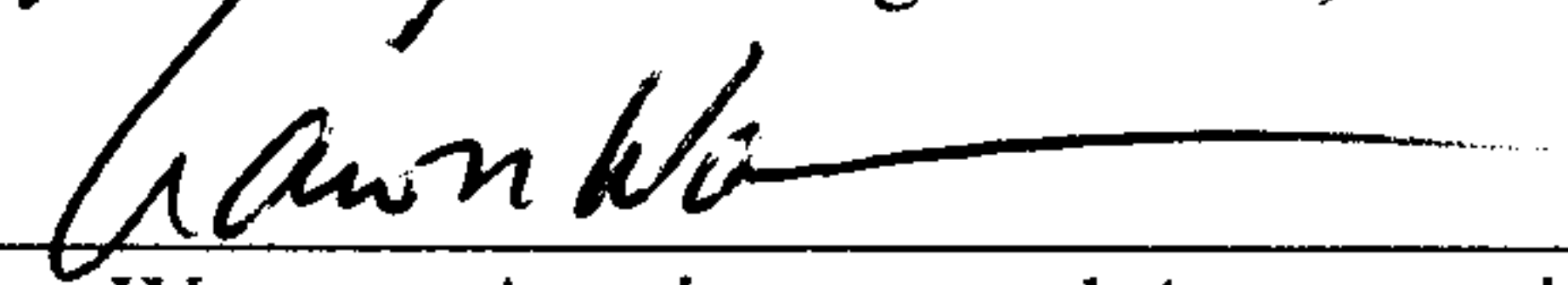
A parcel of land located in Section 24, Township 20 South, Range 1 West, and more particularly described as follows; Commence at the Northeast corner of the South half of the Northwest Quarter of the Southeast Quarter of Section 24, Township 20 South, Range 1 West; thence run in a Southerly direction along the East line of the Northwest Quarter of the Southeast Quarter. and the Southwest Quarter of the Southeast Quarter 592.03 feet to the point of beginning; thence continue on said line 367.59 feet; thence an interior angle to the left in a Northwesterly direction of 26 degrees 45 minutes 54 seconds 248.36 feet; thence an interior angle to the left in a Northerly direction of 167 degrees 36 minutes 150.55 feet; thence an interior angle to the left in an Easterly direction 75 degrees 38 minutes 06 seconds 149.19 feet to the point of beginning. Subject property is located in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B. 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, Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B., has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said 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 June 18, 2010.

Mortgage Electronic Registration Systems, Inc.,
solely as nominee for Flagstar Bank, F.S.B.

By:



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 Mortgage Electronic Registration Systems, Inc., solely as nominee for Flagstar Bank, F.S.B., 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 June 18, 2010.


Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES JUNE 15, 2014

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



20100701000210640 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/01/2010 12:47:57 PM FILED/CERT