

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA)
COUNTY OF Shelby)

Loan # 0002943660
MAP#10-0011

KNOW ALL MEN BY THESE PRESENTS: That, Phillip M. Carstensen and wife Rhonda M. Carstensen did, on to-wit: the 20th day of July, 2001 execute a mortgage to Equifirst Corporation, which mortgage is recorded in Instrument Number 2001-31051; said mortgage transferred and assigned to Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-HF2 in 20100721000233010 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 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-HF2 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of April 7, April 14 and April 21, 2010; and

WHEREAS, on the 4th day of May, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-HF2 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 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-HF2 in the amount of **One Hundred Seven Four Thousand Two Hundred Sixty Two and 97/100ths Dollars (\$174,262.97)**, which sum the said Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-HF2 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-HF2; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, 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 Seven Four Thousand Two Hundred Sixty Two and 97/100ths Dollars (\$174,262.97)**, cash, the said Phillip M. Carstensen and wife Rhonda M. Carstensen, acting by and through the said Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-HF2 by Pamela G. Johnson, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee or Mortgagee, and the said Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-HF2, by Pamela G. Johnson, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Pamela G. Johnson, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-HF2 the following described real estate situated in Shelby County, Alabama to wit:

Lot 12, according to Map of Country View Estates, Phase I, as recorded in Map Book 10, Page 10, in the Probate Office of Shelby County, Alabama.

Property being sold "AS IS". Property is subject to any title deficiencies. No representation is made as to the title to the subject property.



20100721000233020 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/21/2010 02:44:09 PM FILED/CERT

TO HAVE AND TO HOLD THE above described property unto Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-HF2 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 Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-HF2, has caused this instrument to be executed by Pamela G. Johnson, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said Pamela G. Johnson, has executed this instrument in his capacity as such auctioneer on this the 4th day of May, 2010.

Phillip M. Carstensen and wife Rhonda M. Carstensen Mortgagor(s)

By: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-HF2 Mortgagee or Transferee of Mortgagee

By: Pamela G. Johnson
Pamela G. Johnson, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee, in trust for the Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-HF2 Mortgagee or Transferee of Mortgagee

By: Pamela G. Johnson
Pamela G. Johnson, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By: Pamela G. Johnson
Pamela G. Johnson, as Auctioneer and the person conducting sale for the Mortgagee or Transferee of Mortgagee

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STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Pamela G. Johnson, 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/she, in his/her 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 name and official seal this the 4th day of May, 2010.

Vicki A. Smith
NOTARY PUBLIC

COMMISSION EXPIRES: 3/14/2011

GRANTEE'S ADDRESS:
777 S. Harbour Island Blvd. Suite 940
Tampa, Florida 33602

Instrument prepared by:
MARK A. PICKENS, P.C.
Post Office Box 59372
Birmingham, Alabama 35259

