


MORTGAGE FORECLOSURE DEED


20100722000233320 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/22/2010 10:40:37 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Al Rockett

KNOW ALL MEN BY THESE PRESENTS: That Al Rockett and Alison Rockett, husband and wife did, on to-wit, the September 11, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for Homecomings Financial Network, Inc., which mortgage is recorded in Instrument# 20060918000461380; said mortgage was transferred and assigned to Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass Through Certificates as recorded in Instrument# 20100722000233320 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., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass Through Certificates 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 16, 23, 30, 2010; and

WHEREAS, on the July 6, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:38 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass Through Certificates 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., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass Through Certificates, in the amount of Two Hundred Seventy Thousand Dollars and No Cents (\$270,000.00), which sum the said Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass Through Certificates offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass Through Certificates; 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 Two Hundred Seventy Thousand Dollars and No Cents (\$270,000.00), cash, the said Al Rockett and Alison Rockett, husband and wife, acting by and through the said Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass Through Certificates, by Jimmie Raye Newman, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass Through Certificates, by Jimmie Raye Newman, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Jimmie Raye Newman, 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., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass Through Certificates, the following described real estate situated in Shelby County, Alabama, to-wit:

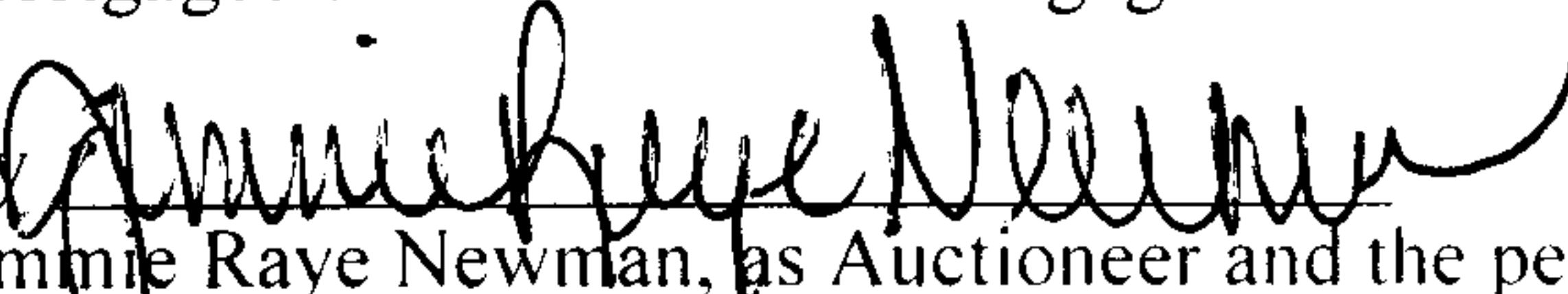
Lot 507, according to the survey of Yellow Leaf Ridge Estates, 5th Sector, as recorded in map Book 25, at Page 132, in the probate office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass Through Certificates, 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., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass Through Certificates, has caused this instrument to be executed by Jimmie Raye Newman, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Jimmie Raye Newman, has executed this instrument in his capacity as such auctioneer on this the July 6, 2010.

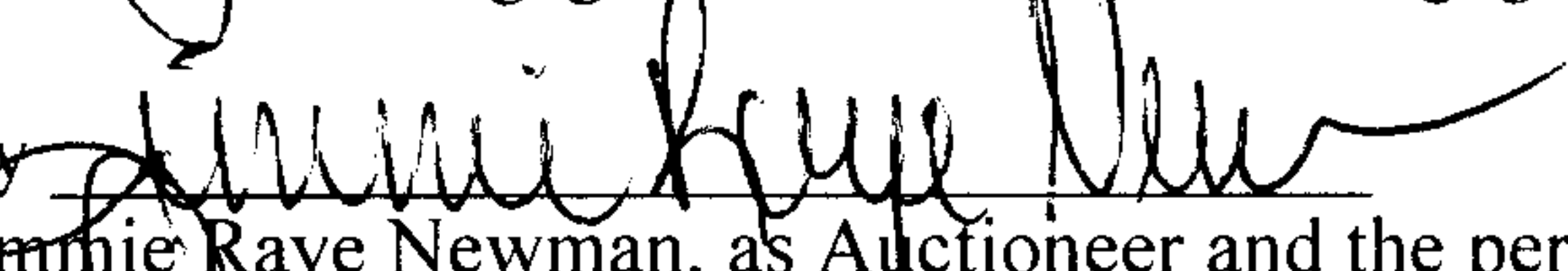
Al Rockett and Alison Rockett, husband and wife
Mortgagors

Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust
Series 2007-RFC1, Asset-Backed Pass Through Certificates
Mortgagee or Transferee of Mortgagee

By 
Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust,
Series 2007-RFC1, Asset-Backed Pass Through Certificates
Mortgagee or Transferee of Mortgagee

By 
Jimmie Raye Newman, as Auctioneer and the person conducting said
sale for the Mortgagee or Transferee of Mortgagee

By 
Jimmie Raye Newman, 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 Jimmie Raye Newman, 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 6, 2010.


NOTARY PUBLIC


MY COMMISSION EXPIRES: 6-28-14

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
10-000487

GRANTEE'S ADDRESS
Carrington Mortgage Services
1610 E.St. Andrews Pl
#B150
Santa Ana, California 92705



Dorothy M. Velich
Notary Public
State of Alabama
Alabama State at Large


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