



20120104000004790 1/2 \$20.00
 Shelby Cnty Judge of Probate, AL
 01/04/2012 02:41:05 PM FILED/CERT

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
 COUNTY OF SHELBY

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)

Michael Yahir Diaz

KNOW ALL MEN BY THESE PRESENTS: That Michael Yahir Diaz, An Unmarried Man did, on to-wit, the August 14, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc., solely as Nominee for PHH Mortgage Corp. (f/k/a Cendant Mortgage Corp.), which mortgage is recorded in Ins20060822000410310 on August 22, 2006, in the Office of the Judge of Probate of Shelby County, Alabama, and secured indebtedness having been transferred or assigned to U.S.Bank National Association, as Trustee for Lehman Mortgage Trust, Mortgage Pass-Through Certificates, Series 2007-6 as reflected by instrument recorded in Ins20111206000366770 of the same Office.

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said U.S.Bank National Association, as Trustee for Lehman Mortgage Trust, Mortgage Pass-Through Certificates, Series 2007-6 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 December 14, 21 and 28, 2011; and

WHEREAS, on the January 4, 2012, the day on which the foreclosure sale was due to be held under the terms of said notice, at 3:30 p.m. o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and U.S.Bank National Association, as Trustee for Lehman Mortgage Trust, Mortgage Pass-Through Certificates, Series 2007-6 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 U.S.Bank National Association, as Trustee for Lehman Mortgage Trust, Mortgage Pass-Through Certificates, Series 2007-6, in the amount of Ninety Thousand Seventy-Six Dollars and Forty-Three Cents (\$90,076.43), which sum the said U.S.Bank National Association, as Trustee for Lehman Mortgage Trust, Mortgage Pass-Through Certificates, Series 2007-6 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said U.S.Bank National Association, as Trustee for Lehman Mortgage Trust, Mortgage Pass-Through Certificates, Series 2007-6.


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; and

NOW, THEREFORE, in consideration of the premises and of Ninety Thousand Seventy-Six Dollars and Forty-Three Cents (\$90,076.43), cash, the said Michael Yahir Diaz, An Unmarried Man, acting by and through the said U.S.Bank National Association, as Trustee for Lehman Mortgage Trust, Mortgage Pass-Through Certificates, Series 2007-6, by DAVID SIGLER, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said U.S.Bank National Association, as Trustee for Lehman Mortgage Trust, Mortgage Pass-Through Certificates, Series 2007-6, by DAVID SIGLER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and DAVID SIGLER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto U.S.Bank National Association, as Trustee for Lehman Mortgage Trust, Mortgage Pass-Through Certificates, Series 2007-6, the following described real estate situated in Shelby County, Alabama, to-wit:

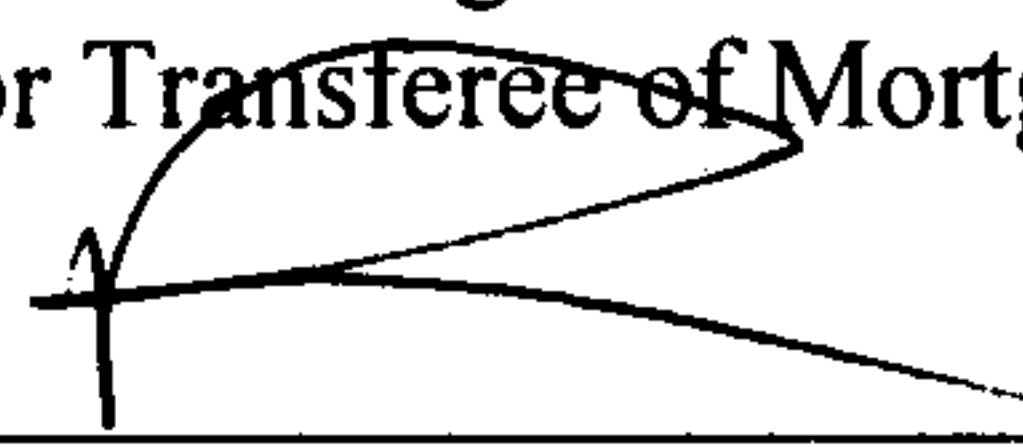
From the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, run Southerly along the East boundary line of the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West for 250.00 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the right and run Westerly 325.0 feet to the point of beginning of the land herein described; thence continue Westerly along the last course for 100.00 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run Southerly 200.00 feet; thence turn an angle of 88 degrees 46 minutes 21 seconds to the left and run Easterly 100.00 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run Northerly 200.00 feet to the point of beginning. This land being a part of the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West situated in Shelby County, Alabama.

IN WITNESS WHEREOF, the said U.S.Bank National Association, as Trustee for Lehman Mortgage Trust, Mortgage Pass-Through Certificates, Series 2007-6, has caused this instrument to be executed by DAVID SIGLER, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said DAVID SIGLER, has executed this instrument in his capacity as such auctioneer on this the January 4, 2012.

Michael Yahir Diaz, An Unmarried Man
Mortgagors


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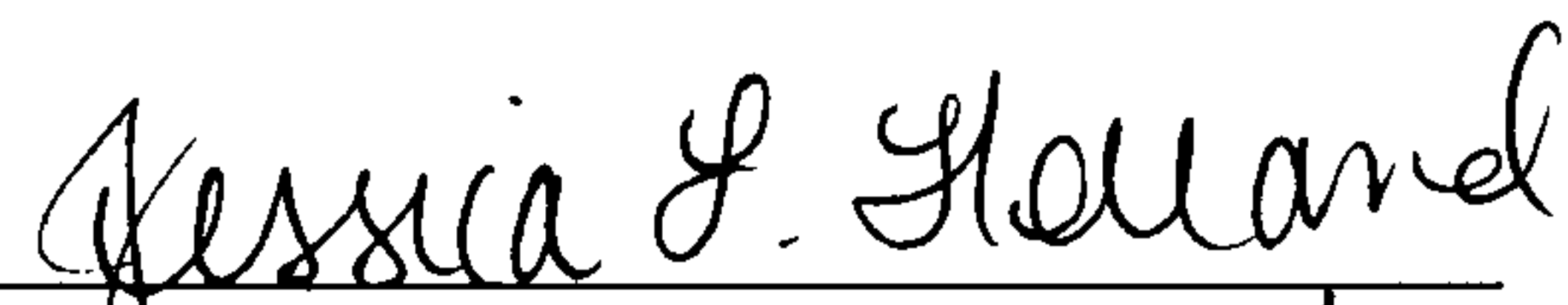
U.S.Bank National Association, as Trustee for Lehman Mortgage Trust,
Mortgage Pass-Through Certificates, Series 2007-6
Mortgagee or Transferee of Mortgagee

By 
DAVID SIGLER, 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 DAVID SIGLER, 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 January 4, 2012.


NOTARY PUBLIC MCE 4/20/14

MY COMMISSION EXPIRES:

Instrument prepared by:
NINA MOULAS
SHAPIRO AND INGLE, L.L.C.
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
11-001948

GRANTEE'S ADDRESS
PHH Mortgage Corporation
2001 Bishops Gate Blvd.
Attn: Mail Stop SV-01
Mount Laurel, New Jersey 08054