

STATE OF ALABAMA)

COUNTY OF SHELBY)


20120618000214200 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
06/18/2012 01:36:26 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that, whereas, heretofore on, to-wit: the 23rd day of March, 2007, STEVEN LOCASTRO and NATALIE LOCASTRO, husband and wife, executed a mortgage to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for ADVANCE MORTGAGE & INVESTMENT CO. OF NORTH FL, INC., herein called the Mortgagee, which said mortgage was recorded on April 10, 2007, in Instrument #20070410000166080, in the Office of the Judge of Probate, Shelby County, Alabama, which conveyed the property hereinafter described to secure the indebtedness evidenced by a note, payable in installments, therein described; which mortgage and the indebtedness secured thereby was subsequently assigned to CHASE HOME FINANCE LLC, by assignment dated February 23, 2011, and recorded in Instrument #20110304000074040, of said Probate Court records; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and said Mortgagee thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 18th day of April, 2012, and the 25th day of April, 2012, and the 2nd day of May, 2012, that it would sell the hereinafter described property before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 30th day of May, 2012; and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and **FEDERAL NATIONAL MORTGAGE ASSOCIATION** became the purchaser of the hereinafter described property at and for the sum of **\$219,242.73** cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC;

NOW THEREFORE, IN consideration of the premises STEVEN LOCASTRO and NATALIE LOCASTRO, husband and wife and JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION** the following described real property situated in Shelby County, Alabama, to-wit:

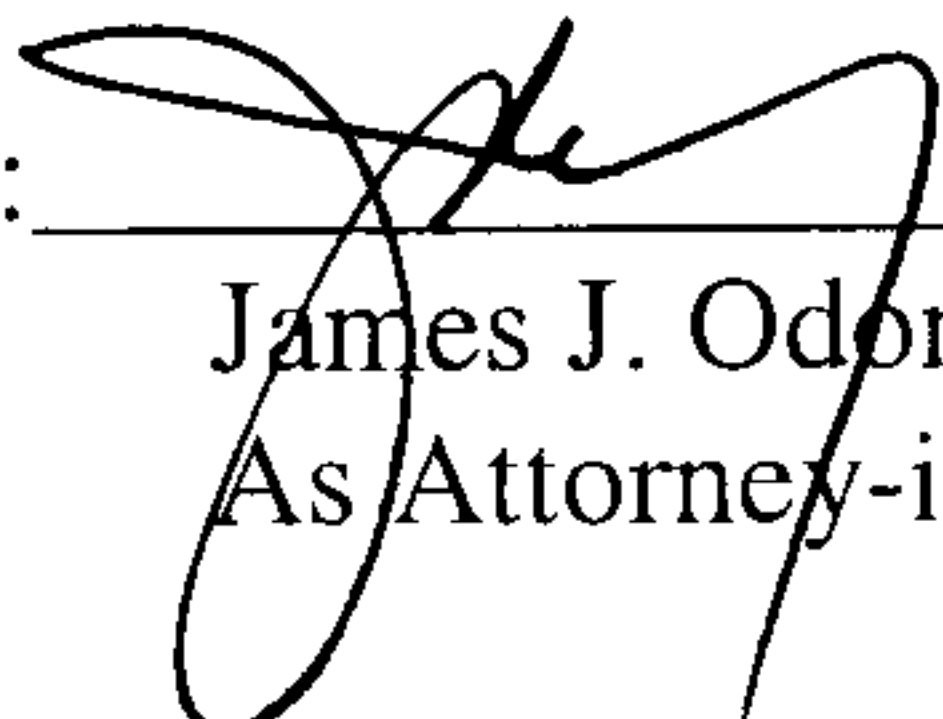
Lot 477-A, according to the resurvey, as recorded in Map Book 22, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama, of lots 476 and 477, of Weatherly Treymoor Abbey, Sector 22.

Being all of that certain property conveyed to Steven Locastro and Natalie Locastro from Noel G. Sanders, III and Cathy C. Bohannon, by deed dated 07/09/04 and recorded 07/15/04 as Instrument No. 2004071500039131 of official records.

TO HAVE AND TO HOLD unto the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said **FEDERAL NATIONAL MORTGAGE ASSOCIATION** under and by virtue of the power and authority contained in the aforesaid mortgage. 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, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

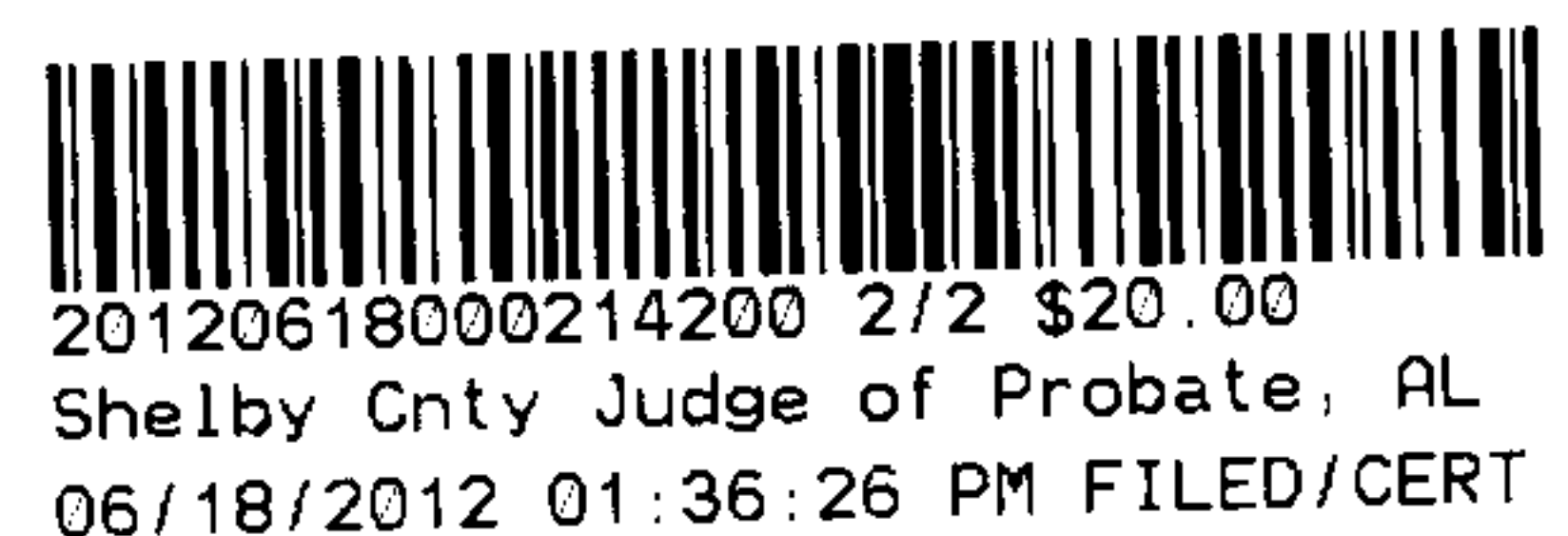
IN WITNESS WHEREOF, the said STEVEN LOCASTRO and NATALIE LOCASTRO, husband and wife, and JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

STEVEN LOCASTRO and NATALIE LOCASTRO, husband and wife and JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC

BY: 
James J. Odom, Jr.
As Attorney-in-Fact and Auctioneer

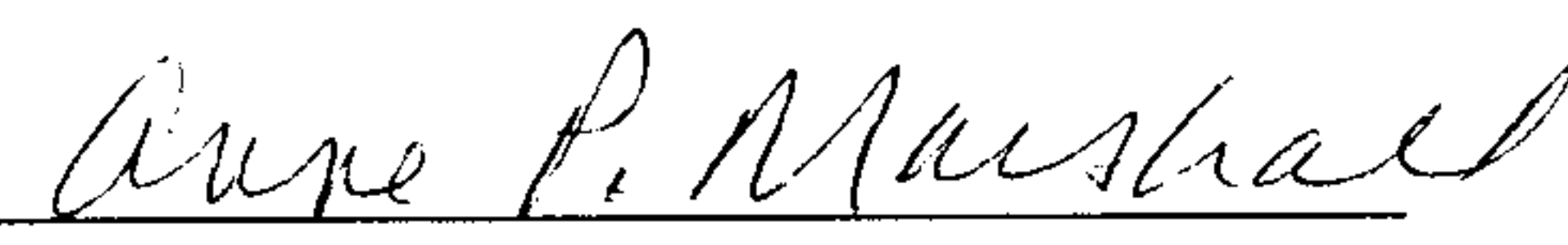
STATE OF ALABAMA

COUNTY OF SHELBY



I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR., whose name as attorney-in-fact and auctioneer for STEVEN LOCASTRO and NATALIE LOCASTRO, husband and wife, and JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, 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, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 30th day of May, 2012.


Notary Public
My Commission Expires: 3/7/2015

THIS INSTRUMENT PREPARED BY:
ROBERT J. WERMUTH/ac1
STEPHENS, MILLIRONS, P.C.
P.O. BOX 307
HUNTSVILLE, AL 35804

Grantees Address:
Fannie Mae
P.O. Box 650043
Dallas, TX 75265-0043