

THIS INSTRUMENT WAS PREPARED BY:

Phillip Jauregui, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

Wells Fargo Bank, National
Association, as Trustee for Park
Place Securities, Inc. Asset-Backed
Pass-Through Certificates Series
2005-WCH1
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

GRANTOR

Rachel F. Bailey
1929 Cahaba Crest Drive
Birmingham, AL 35242

Steve C. Bailey
1929 Cahaba Crest Drive
Birmingham, AL 35242

GRANTEE


Wells Fargo Bank, National
Association, as Trustee for Park
Place Securities, Inc. Asset-Backed
Pass-Through Certificates Series
2005-WCH1
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

Property Address: 1929 Cahaba Crest Drive, Birmingham, AL 35242

Purchase Price: \$314,823.56 ***Mortgagee credit***

Sale Date: July 10, 2013

STATE OF ALABAMA)
COUNTY OF SHELBY)


20130730000308540 1/5 \$30.00
Shelby Cnty Judge of Probate, AL
07/30/2013 09:41:13 AM FILED/CERT

FORECLOSURE DEED

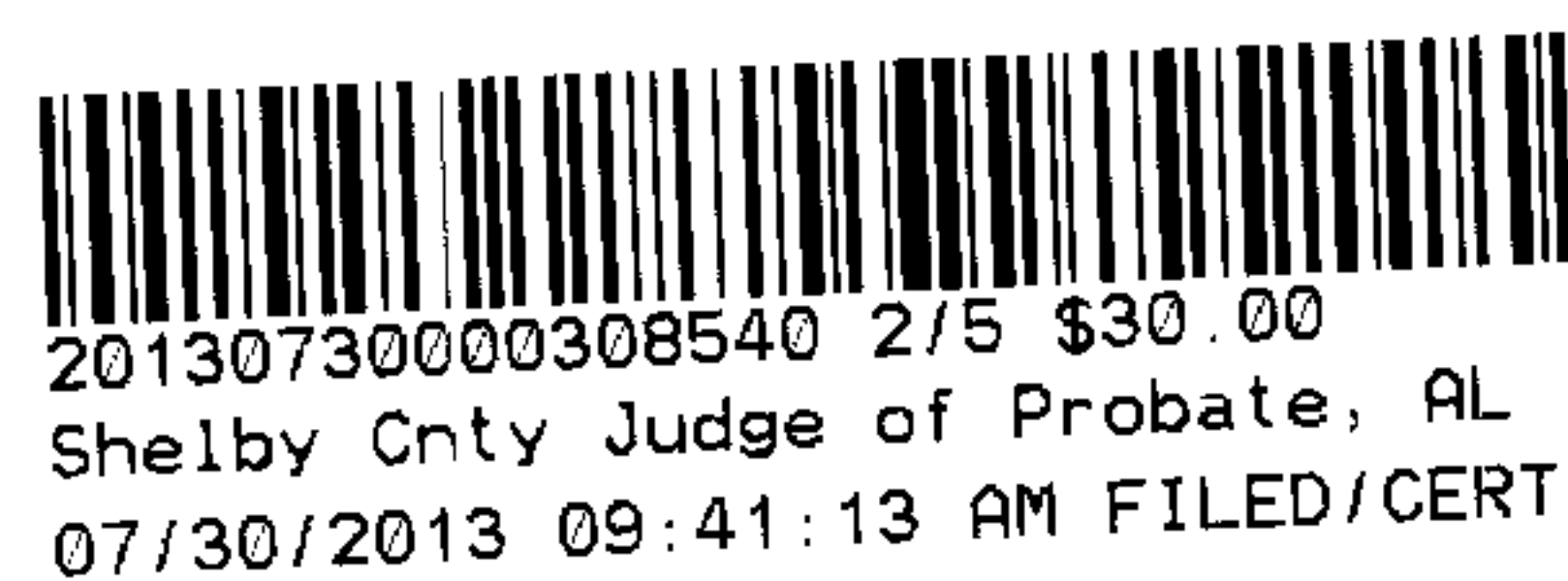
KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on November 5, 2004, Steve C. Bailey and Rachel F. Bailey, husband and wife, executed a certain mortgage on the property hereinafter described to Argent Mortgage Company, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20041116000628530; and subsequently transferred and assigned to Ameriquest Mortgage Company, and said assignment being recorded in Instrument Number, 20130509000193410; and subsequently transferred and assigned to Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCH1, and said assignment being recorded in Instrument Number, 20130509000193420; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCH1 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of June 12, 2013, June 19, 2013, June 26, 2013; and

WHEREAS, on July 10, 2013, 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 and properly conducted, and Gary L Anderson did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Gary L Anderson was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-



WCH1; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCH1, in the amount of \$314,823.56, which sum of money Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCH1 offered to credit on the indebtedness secured by said mortgage, and the said Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCH1, by and through Gary L Anderson, as Auctioneer conducting said sale and as Attorney-in-Fact for Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCH1, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCH1, the following described property situated in Shelby County, Alabama, to-wit:

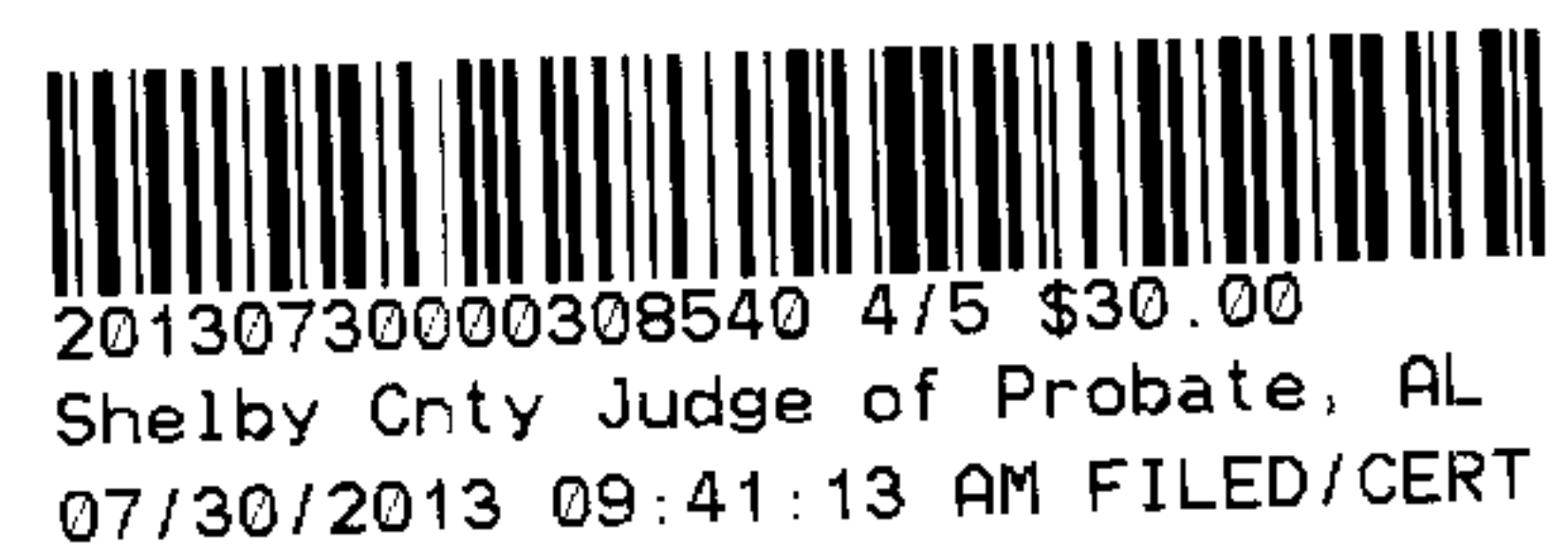
Lot 14, Block 1, according to the Map of Altadena Woods, First Sector, as recorded in Map Book 10, Page 104 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCH1 and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCH1 and Steve C.



20130730000308540 3/5 \$30.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Rachel F. Bailey Grantee's Name Wells Fargo Bank
Mailing Address 1929 Cahaba Crest Dr. Mailing Address 1661 Worthington Rd.
Birmingham, Al. 35242 Ste 100
West Palm Beach, Fl.
Property Address 1929 Cahaba Crest Dr. Date of Sale 7-10-13 33409
Birmingham, Al. 35242 Total Purchase Price \$ 341,823.56
Actual Value \$ _____
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale

_____ Appraisal

_____ Sales Contract

X Other FC

_____ Closing Statement



20130730000308540 5/5 \$30.00
Shelby Cnty Judge of Probate, AL
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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address-provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address- provide the name of the person or persons to whom interest to property is being conveyed.

Property address- the physical address of the property being conveyed, if available.

Date of Sale- the date on which interest to the property was conveyed.

Total purchase price- the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 40-22-1 (h).

Date 7/29/13

unattested

Print Jessica Veituh

Sign Jessica Veituh

(Grantor/Grantee/owner/Agent) circle one