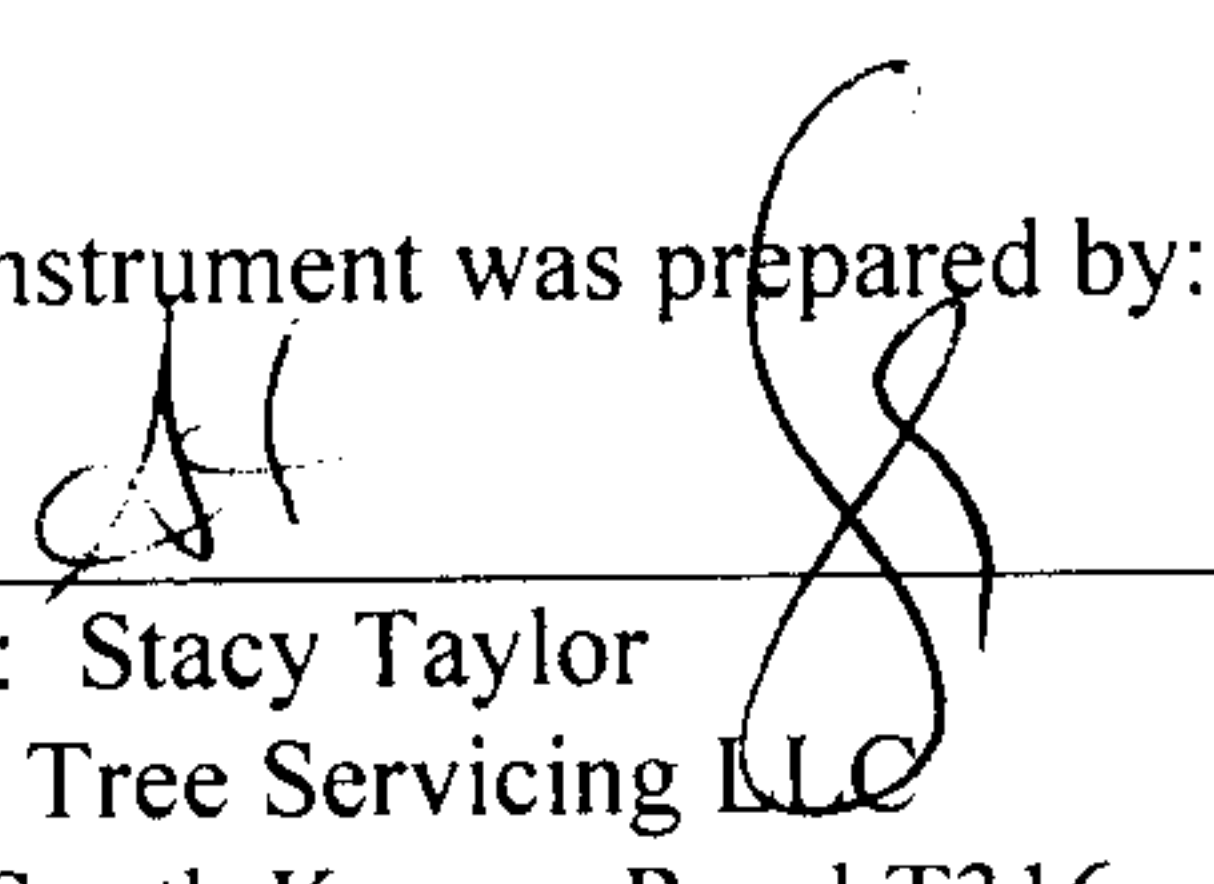



This instrument was prepared by:

  
Name: Stacy Taylor  
Green Tree Servicing LLC  
7360 South Kyrene Road T316  
Tempe, AZ 85283

~~When Recorded return to:~~  
Green Tree Servicing LLC  
Mortgage Amendments Department  
7360 South Kyrene Road T316  
Tempe, AZ 85283

  
20130806000319670 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
08/06/2013 12:58:03 PM FILED/CERT

### SUBORDINATION OF MORTGAGE

Acct# 89833723

MERS Phone 1-888-679-6377  
MIN# 100031449007035371

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**Subordination Agreement is null and void if: Not recorded within 90 days of effective date, corrections or changes are made or aforementioned subordination conditions are not met.**

**Effective Date: June 20, 2013**

WHEREAS, Mortgage Electronic Registration Systems, Inc. ("MERS"), which is acting solely as nominee for the Lender, First Guaranty Mortgage Corporation, and whose address is P.O. Box 2026, Flint, MI 48501-2026, and holder of a mortgage in the amount of \$17,500.00 dated May 24, 2007 and recorded December 4, 2007, as Instrument No. 20071204000547850, Book N/A, Page N/A, hereinafter referred to as "Existing Mortgage", on the following described property,

Property Description: *See Exhibit A attached*  
**Commonly known as 589 Forest Lakes Drive Sterrett, AL 35147**  
**However, by showing this address no additional coverage is provided.**

Property Address: 589 Forest Lakes Drive Sterrett, Alabama 36147

WHEREAS, Green Tree Servicing LLC is the servicer or sub-servicer, hereinafter referred to as "Servicer," for the note that is secured by the Existing Mortgage;

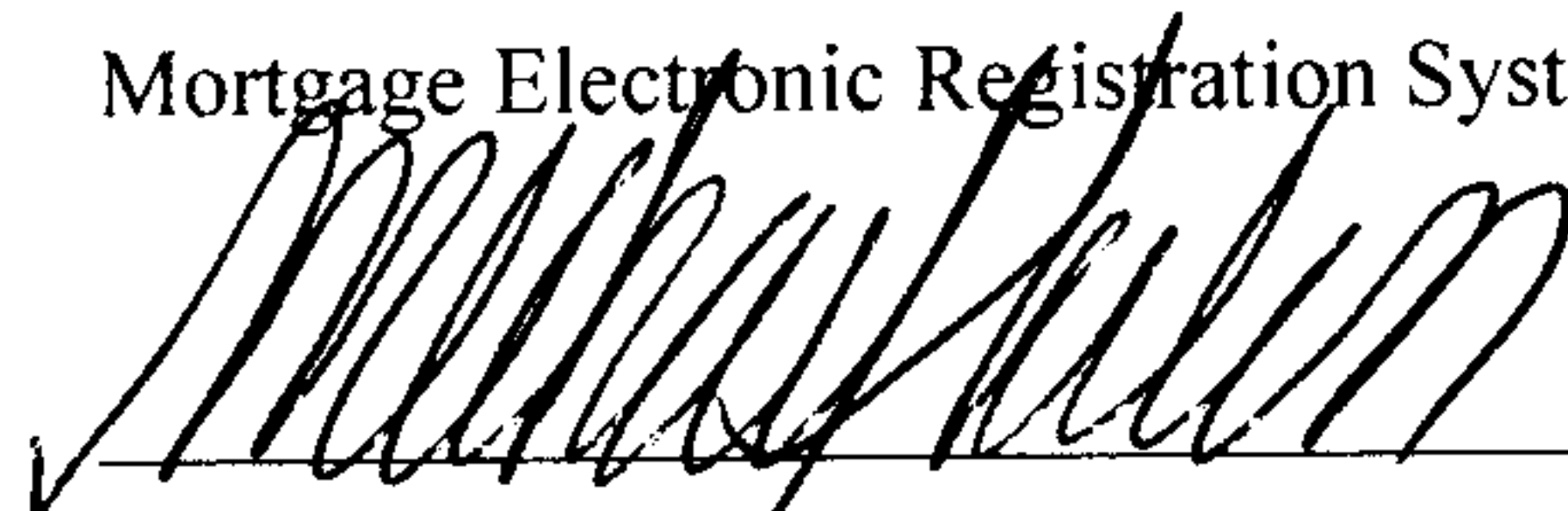
WHEREAS, Luis G Marquez and Mirna A Marquez, all as Joint Tenants, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;

WHEREAS, it is necessary that the new lien to Green Tree Servicing LLC, its successors and/or assigns, which secures a note in the amount not to exceed One Hundred Thirty Four Thousand Dollars and 00/100 (\$134,000.00), hereinafter referred to as "New Mortgage", be a first lien on the premises in question. Said New Mortgage is recorded concurrently herewith as Instrument No. \*20130806000319660, Book \_\_\_\_\_, Page \_\_\_\_\_.

WHEREAS, MERS and the Servicer are willing to subordinate the lien of the Existing Mortgage to the lien of the New Mortgage **with the condition that there are no funds from the closing disbursed to the Owners;**

NOW THEREFORE, in consideration of the promises and other good and valuable consideration, the receipt of which is hereby acknowledged, MERS and the Servicer hereby subordinate the lien of the Existing Mortgage to the Lien of the New Mortgage conditioned upon the above-referenced provisions, so that the New Mortgage will be prior and superior in all respects and with regard to all funds advanced thereunder to the lien of the Existing Mortgage.

Mortgage Electronic Registration Systems, Inc.

  
Michael Salen, Assistant Secretary

Witness 1  Bryant Armentrout

Witness 2

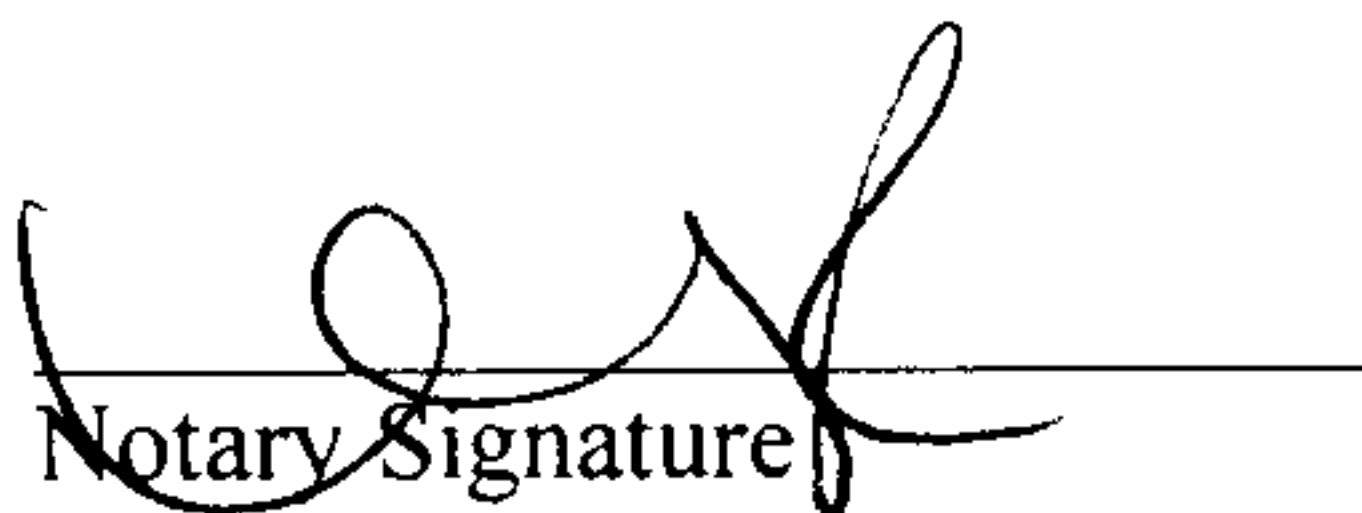
Ricky Booker

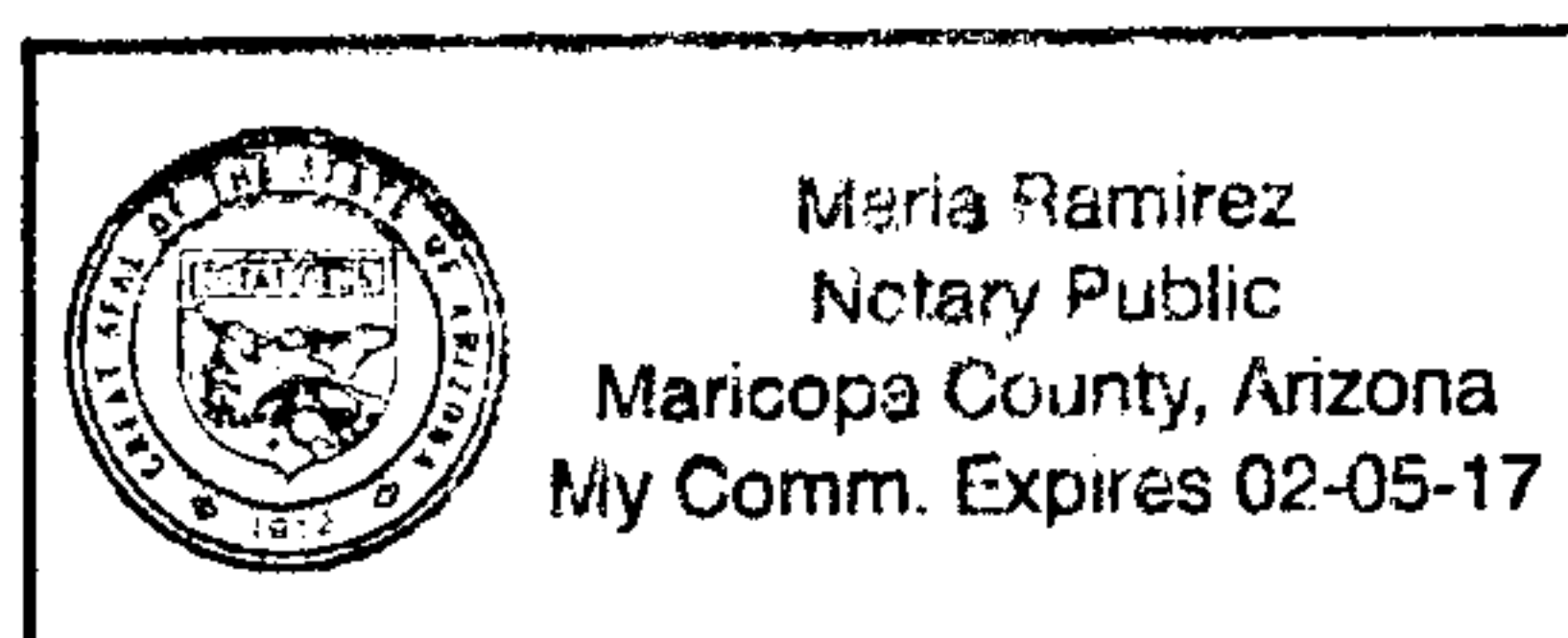
State of Arizona}  
County of Maricopa} ss.


On the 21 day of June in the year 2013 before me, the undersigned, personally appeared

**Michael Salen**


\_\_\_\_\_, Assistant Secretary of Mortgage Electronic Registration Systems, Inc., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Tempe, State of Arizona.

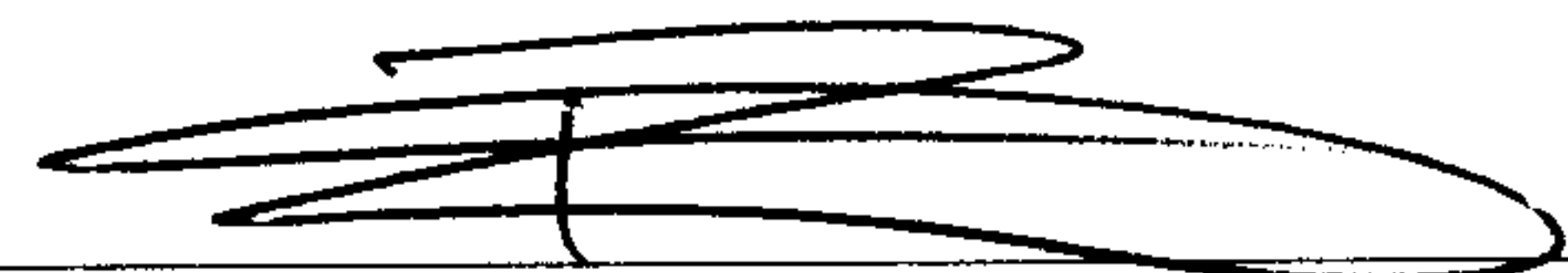

  
Notary Signature



  
20130806000319670 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
08/06/2013 12:58:03 PM FILED/CERT

Green Tree Servicing LLC

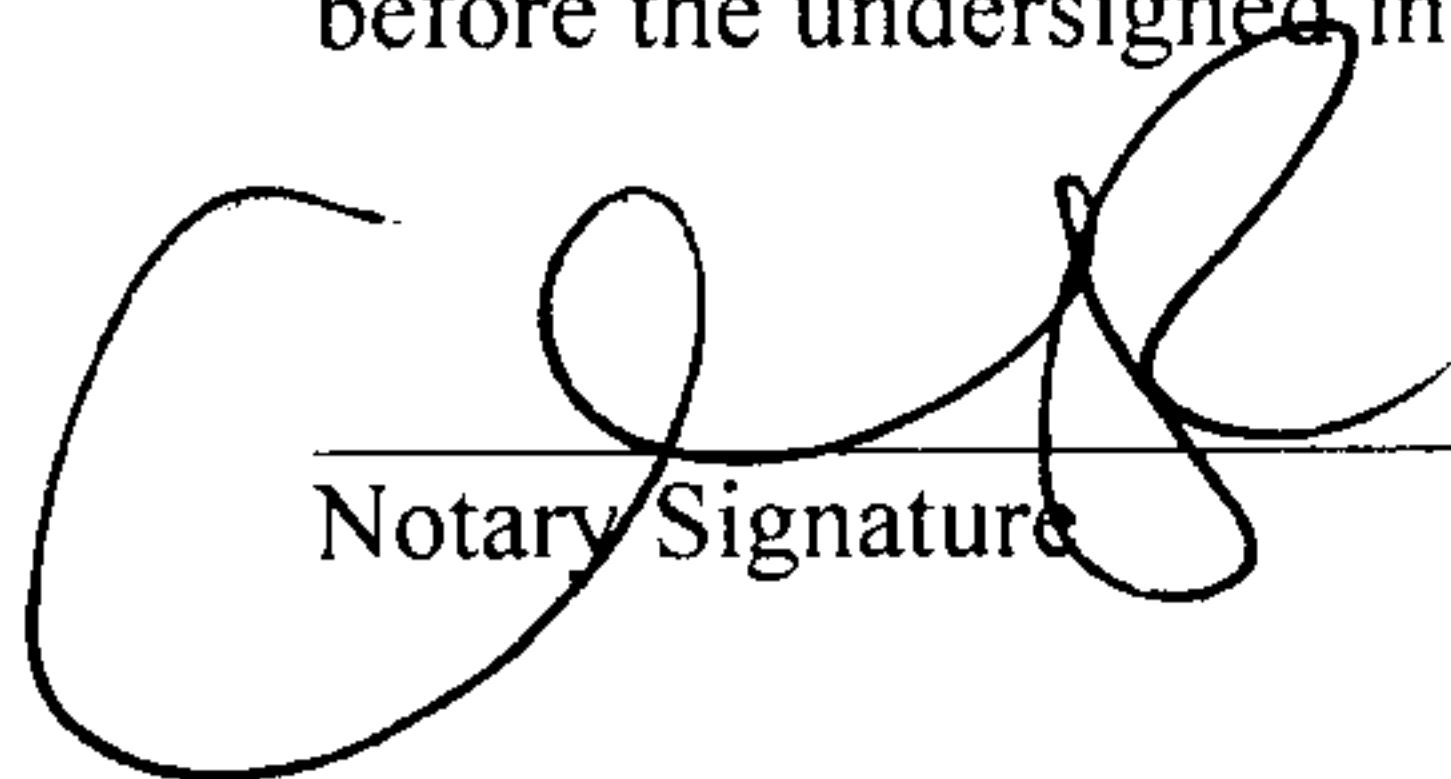
  
Cindy S. Wright, Assistant Vice President

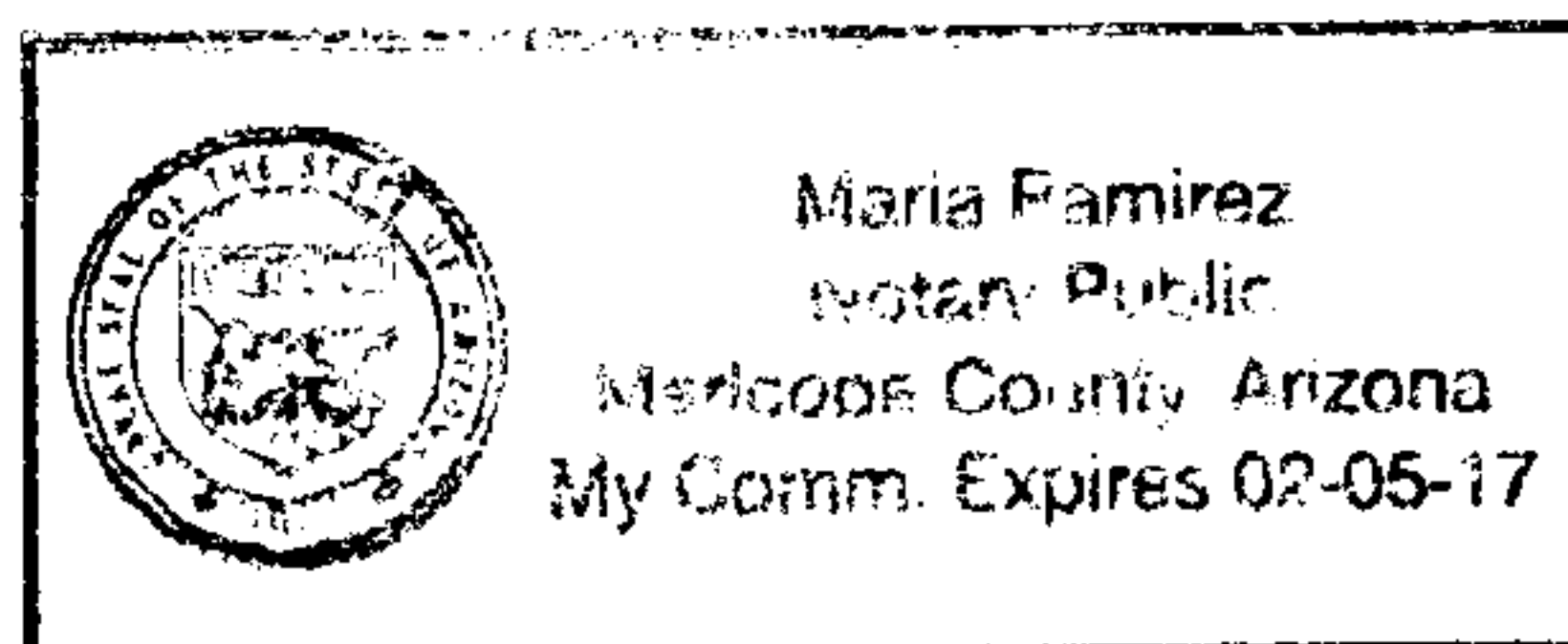
  
Witness 1 Bryant Armentrout  
  
Witness 2 Ricky Booker


State of Arizona}  
County of Maricopa} ss.

On the 21 day of June in the year 2013 before me, the undersigned, personally appeared  
Cindy S. Wright

, as Assistant Vice President of Green Tree Servicing LLC,  
personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s)  
is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon  
behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance  
before the undersigned in the City of Tempe, State of Arizona.

  
Notary Signature



  
20130806000319670 3/4 \$24.00  
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**Exhibit "A"**

Real property in the City of **STERRETT**, County of **SHELBY**, State of **Alabama**, described as follows:

**LOT 55 FOREST LAKES SECTOR 1 AS RECORDED IN MAP VOLUME 28, PAGE 94 IN THE  
OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**


**Being all of that certain property conveyed to LUIZ G. MARQUEZ AND MIRNA A. MARQUEZ,  
HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP from CELENA  
APPLING, AN UNMARRIED WOMAN, by deed dated May 21, 2007 and recorded December 04,  
2007 as INSTRUMENT NO. 20071204000547830 of official records.**


Commonly known as: 589 FOREST LAKES DR, STERRETT, AL 35147

APN #: **09 5 22 0 003 018.000**

 **MARQUEZ**  
**47332269** **AL**

*WHEN RECORDED, RETURN TO:  
FIRST AMERICAN MORTGAGE SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING*

**FIRST AMERICAN ELS  
SUBORDINATION OF MORTGAGE**  


  
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