

SEND TAX NOTICE TO:

Select Portfolio Servicing, Inc.

3815 SW Temple

Salt Lake City, UT 84115

STATE OF ALABAMA)

SHELBY COUNTY)

20131226000491050 1/4 \$28.00
Shelby Cnty Judge of Probate: AL
12/26/2013 12:50:09 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 23rd day of June, 2005, William E. Hubbard, Jr. and April M. Hubbard, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Encore Credit Corp., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050708000342740, said mortgage having subsequently been transferred and assigned to Deutsche Bank National Trust Company, as Indenture Trustee for the Encore Credit Receivables Trust 2005-3, by instrument recorded in Instrument Number 20100524000164210, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) 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 Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company, As Indenture Trustee For The Encore Credit Receivables Trust 2005-3 did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of



general circulation published in Shelby County, Alabama, in its issues of November 13, 2013, November 20, 2013, and November 27, 2013; and

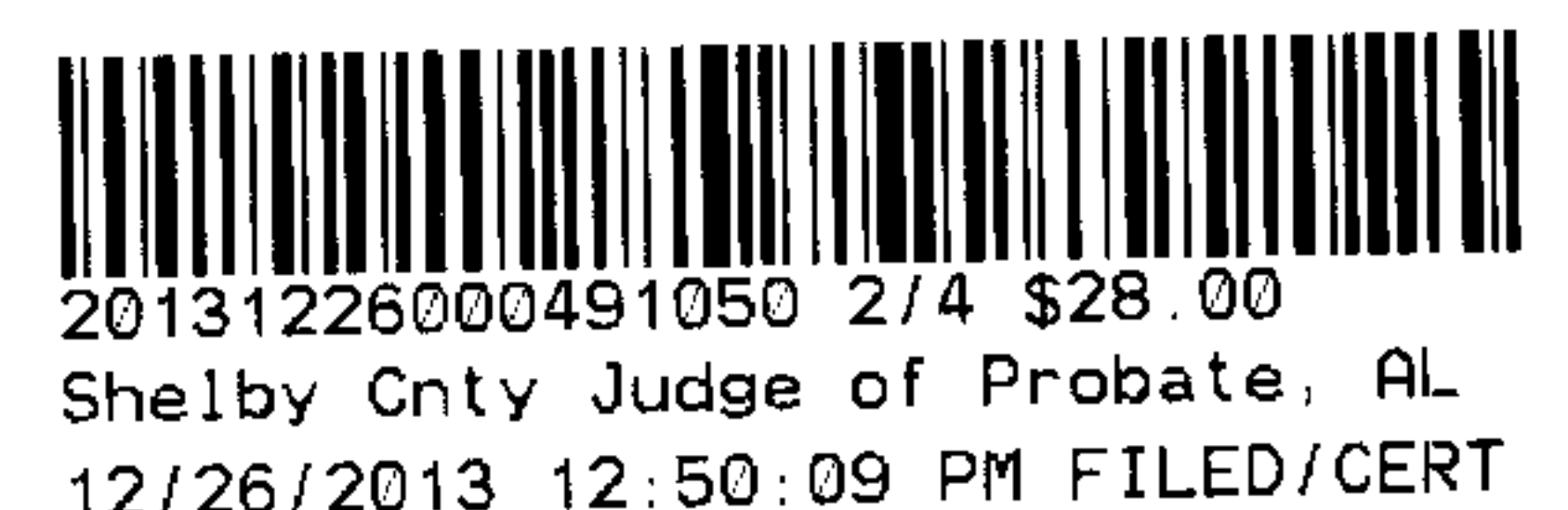
WHEREAS, on December 16, 2013, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Deutsche Bank National Trust Company, As Indenture Trustee For The Encore Credit Receivables Trust 2005-3 did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Nelson as member of AMN Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Deutsche Bank National Trust Company, As Indenture Trustee For The Encore Credit Receivables Trust 2005-3; and

WHEREAS, Deutsche Bank National Trust Company, As Indenture Trustee For The Encore Credit Receivables Trust 2005-3 was the highest bidder and best bidder in the amount of Three Hundred Eighty-Seven Thousand Nine Hundred Eighteen And 65/100 Dollars (\$387,918.65) on the indebtedness secured by said mortgage, the said Deutsche Bank National Trust Company, As Indenture Trustee For The Encore Credit Receivables Trust 2005-3, by and through Aaron Nelson as member of AMN Auctioneering, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company, As Indenture Trustee For The Encore Credit Receivables Trust 2005-3 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 843, Highland Lakes, 8th Sector, an Eddleman Community, as per plat thereof recorded in Map Book 23, Page 145 of the Probate Office of Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument 1994-07111 and amended in Instrument 1996-17543 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 8th Sector, recorded in Instrument 1998-15147 in the Probate Office of Shelby County, Alabama, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration".

TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company, As Indenture Trustee For The Encore Credit Receivables Trust 2005-3 its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances,



recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, As Indenture Trustee For The Encore Credit Receivables Trust 2005-3, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Auctioneering, LLC, as auctioneer conducting said sale for said Transferee, and said Aaron Nelson as member of AMN Auctioneering, LLC, as said auctioneer, has hereto set his/her hand and seal on this 19 day of Dec, 2013.

Deutsche Bank National Trust Company, As
Indenture Trustee For The Encore Credit Receivables
Trust 2005-3

By: AMN Auctioneering, LLC
Its: Auctioneer

By: Aaron Nelson
Aaron Nelson, Member

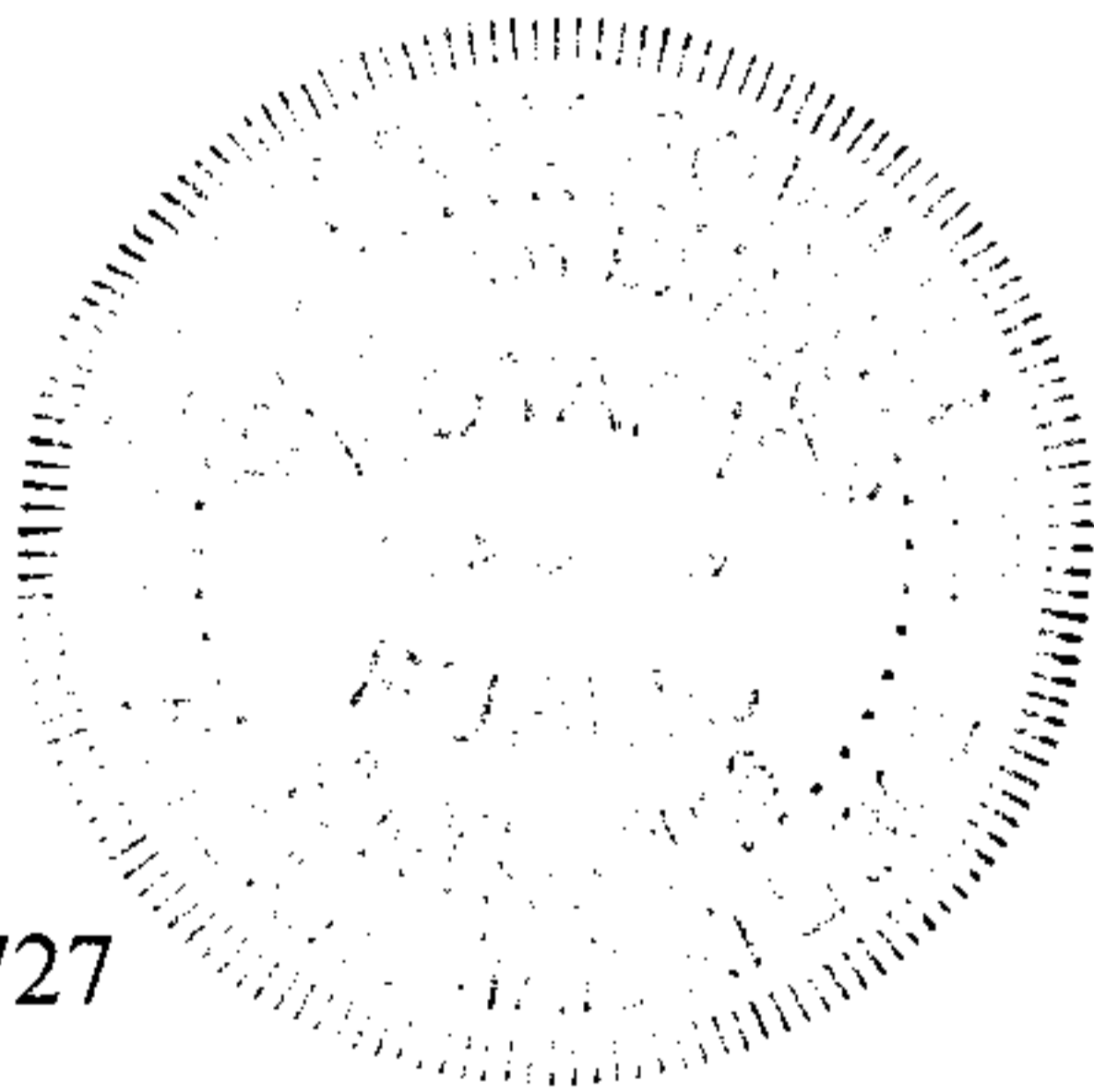
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Auctioneering, LLC acting in its capacity as auctioneer for Deutsche Bank National Trust Company, As Indenture Trustee For The Encore Credit Receivables Trust 2005-3, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 19 day of Dec, 2013.

This instrument prepared by:
Rebecca Redmond
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



Steph Roy Jones
Notary Public
My Commission Expires: _____

20131226000491050 3/4 \$28.00
Shelby Cnty Judge of Probate, AL
12/26/2013 12:50:09 PM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Deutsche Bank National Trust
Company, As Indenture Trustee
For The Encore Credit
Receivables Trust 2005-3

c/o Select Portfolio Servicing,
Inc.

Mailing Address 3815 SW Temple
Salt Lake City, UT 84115

Property Address 360 Highland Park Drive
Birmingham, AL 35242

Grantee's Name Deutsche Bank National Trust
Company, As Indenture Trustee
For The Encore Credit
Receivables Trust 2005-3

c/o Select Portfolio Servicing,
Inc.

Mailing Address 3815 SW Temple
Salt Lake City, UT 84115

Date of Sale 12/16/2013

Total Purchase Price \$387,918.65

or

Actual Value \$

or

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

☒ Other Foreclosure Bid Price

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 12/16/13

☐ Unattested

(verified by)

Print Brandi Reid Rowell, foreclosure specialist

Sign Brandi Rowell
(Grantor/Grantee/Owner/Agent) circle one



20131226000491050 4/4 \$28.00
Shelby Cnty Judge of Probate, AL
12/26/2013 12:50:09 PM FILED/CERT