Davidson County DEEDTRS
Recvd: 06/23/17 08:31 4 pgs
Fees:22.00 Taxes:0.00
20170623-0063149

This Instrument Prepared By:
*WILSON & ASSOCIATES, P.L.L.C.*
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501) 219-9388

## RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement Dated as of February 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC1

**GRANTEE(s)**
Jan Lynette Orga and Richard J. Orga

# AFFIDAVIT TO CLARIFY TITLE AND RESCIND TRUSTEE'S DEED

State of ARKANSAS
County OF PULASKI

BEFORE ME, the undersigned authority, on this 22 day of June, 2017, personally appeared Shellie Wallace, who acknowledged himself/herself to be an Attorney of Wilson & Associates, P.L.L.C. for the limited purpose of foreclosing the Deed of Trust stated below on behalf of Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement Dated as of February 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC1, and who after being duly sworn, deposed and stated:

**THAT** default occurred in the performance of the covenants, terms, and conditions of a Note, and a Deed of Trust of even date securing the same recorded October 10, 2002, as Instrument Number 20021010-0124087 in the real estate records of Davidson County, Tennessee, executed by Jan Lynette Orga and Richard J. Orga and delivered to Mortgage Electronic Registration Systems, Inc., as Nominee for WMC Mortgage Corp., its successors and assigns.

**THAT** the current holder of the indebtedness secured by said Deed of Trust, Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement Dated as of February 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC1, offered the subject property for sale to the highest bidder on or about April 20, 2016, in Davidson County, Tennessee, to wit:

Being Unit No. 117 on the Plan of Jefferson Square Townhouses, Condominium Apartments, Section One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4731, Page 332, and as amended in Book 5826, Page 693, and in Book 8550, Page 3, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Jefferson Square Condominiums, as of record in Book 4675, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jan Lynette Orga and Richard Orga by Warranty Deed recorded April 17, 1997, in Book 10419, Page 372, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 117 Jefferson Square, Nashville, TN 37215

**THAT** at such time, an agent of Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement Dated as of February 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC1 struck off and sold the subject property to Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement Dated as of February 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC1 at and for the sum of $298,000.00 that being the highest and best bid offered.

**THAT** by Trustee's Deed duly recorded in the Real Estate Records of Davidson County, Tennessee, on April 25, 2016 as Instrument Number 20160425-0039587, the subject real property was conveyed to Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement Dated as of February 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC1 pursuant to the Tennessee Statutory Foreclosure Act.

**THAT** subsequent to said sale, sufficient conditions arose to warrant the rescission of the sale and restoration of the subject property to its former state. Jan Lynette Orga filed Chapter 13 Bankruptcy in the middle district of Tennessee, Bankruptcy Petition # 3:16-bk-02793 on April 20, 2016.

**THAT** the Note and Deed of Trust are hereby ratified and reformed to their former status.

**THAT** Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement Dated as of February 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC1 thus hereby rescinds the foreclosure sale and Trustee's Deed.

FURTHER, Affiant sayeth not.

WILSON & ASSOCIATES, P.L.L.C.

By: _____
Shellie Wallace (TN Bar 026039)

**ACKNOWLEDGEMENT**

Before me, the undersigned, personally appeared Jillian Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be an officer authorized to execute the instrument of Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Pooling and Servicing Agreement Dated as of February 1, 2003 Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-WMC1 and whose name is subscribed to the foregoing instrument, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 22nd day of June, 2017.

_____
Notary Public

My Commission Expires:

6·30·2026

COLBY EASTER
MY COMMISSION # 12698422
EXPIRES: June 30, 2026
Pulaski County

Tax Parcel No. 02060-00008-0000

# True Copy Certification

I, Ebonie White, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ebonie White
Signature

State of ARKANSAS

County of PULASKI

Personally appeared before me, Melissa Rochester, a notary public for this county and state, Ebonie White who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/2026
Notary' Seal (if on paper)

STATE OF ARKANSAS NOTARY PUBLIC

MELISSA ROCHESTER
MY COMMISSION # 12357725
EXPIRES: November 20, 2026
Lonoke County