


SEND TAX NOTICE TO:
Litton Loan Servicing
4828 Loop Central Drive
Houston, TX 77081
(#12675450)


20051104000574200 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
11/04/2005 09:46:05AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of July, 2002, Joseph T. Foster, Jr., and Amiee R. Foster, husband and wife, executed that certain mortgage on real property hereinafter described to New Century Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Inst. No. 20020802000361250, said mortgage having subsequently been transferred and assigned to Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of October 1, 2002, Morgan Stanley Dean Witter Capital I, Inc. Trust 2002-NC5, by instrument recorded in Inst. No. 20050927000501990, in the aforesaid Probate Office; 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 Trustee under the Pooling and Servicing Agreement dated as of October 1, 2002, Morgan Stanley Dean Witter Capital I, Inc. Trust 2002-NC5 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 October 5, 2005, October 12, 2005, and October 19, 2005; and

WHEREAS, on October 25, 2005, 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 Trustee under the Pooling and Servicing Agreement dated as of October 1, 2002, Morgan Stanley Dean Witter Capital I, Inc. Trust 2002-NC5 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, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of October 1, 2002, Morgan Stanley Dean Witter Capital I, Inc. Trust 2002-NC5; and

WHEREAS, Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of October 1, 2002, Morgan Stanley Dean Witter Capital I, Inc. Trust 2002-NC5 was the highest bidder and best bidder in the amount of Forty One Thousand Two Hundred Fifty and 00/100 Dollars (\$41,250.00) on the indebtedness secured by said mortgage, the said Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of October 1, 2002, Morgan Stanley Dean Witter Capital I, Inc. Trust 2002-NC5, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of October 1, 2002, Morgan Stanley Dean Witter Capital I, Inc. Trust 2002-NC5 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast quarter of the Northwest quarter of Section 15, Township 19 South, Range 2 East, Huntsville Meridan, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Northeast quarter of the Northwest quarter of Section 15, Township 19 South, Range 2 East, Huntsville Meridan, Shelby County, Alabama; thence run South along the East line of said quarter-quarter section for a distance of 18.66 feet to the South right of way line of Shelby County Highway No. 83 (right of way width 80 feet); thence leaving said East line run West along said South line for a distance of 840.00 feet to the point of beginning; thence continue in a Westerly direction along said South line for a distance of 105.00 feet; thence turn an interior angle to the right 89 degrees 46 minutes 17 seconds and leaving said South line run in a Southerly direction for a distance of 210.00 feet; thence turn an interior angle to the right of 90 degrees 09 minutes 02 seconds and run in an Easterly direction for a distance of 105.00 feet; thence turn an interior angle to the right of 89 degrees 50 minutes 58 seconds and run in a Northerly direction a distance of 209.96 feet to the point of beginning.


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TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of October 1, 2002, Morgan Stanley Dean Witter Capital I, Inc. Trust 2002-NC5, 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 Trustee under the Pooling and Servicing Agreement dated as of October 1, 2002, Morgan Stanley Dean Witter Capital I, Inc. Trust 2002-NC5, has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 25th day of October, 2005.

Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of October 1, 2002, Morgan Stanley Dean Witter Capital I, Inc. Trust 2002-NC5

By: _____

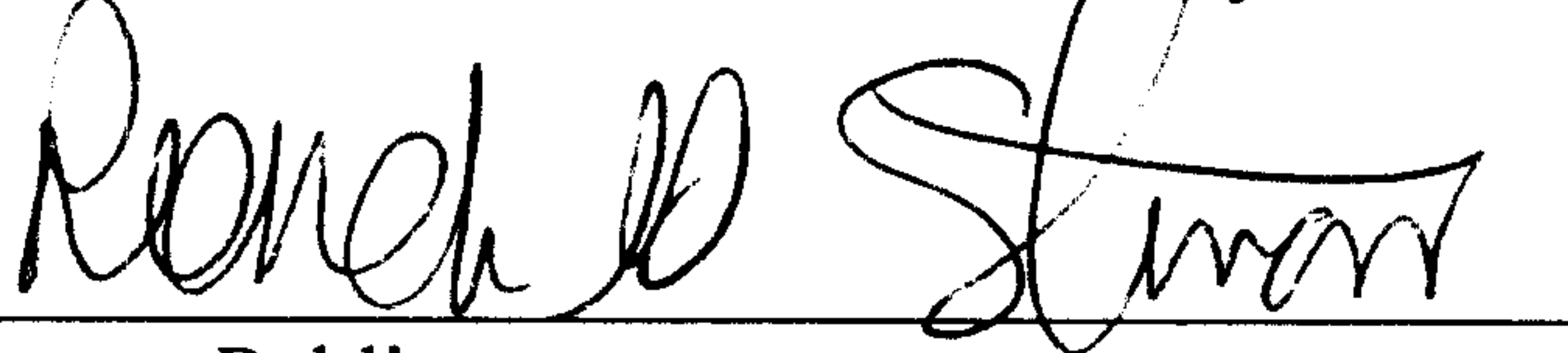
Michael Corvin, Auctioneer and Attorney-in-Fact

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COUNTY OF SHELBY)


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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for Deutsche Bank National Trust Company, as Trustee under the Pooling and Servicing Agreement dated as of October 1, 2002, Morgan Stanley Dean Witter Capital I, Inc. Trust 2002-NC5, 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/she, as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and official seal on this 25th day of October, 2005.



Notary Public

My Commission Expires: _____ MY COMMISSION EXPIRES MARCH 28, 2007

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