

SEND TAX NOTICE TO:
Star Properties, LLC
2201 Hidden Ridge Circle
Birmingham, AL 35243
CM #: 129134

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of November, 2005, Silvia Méndez Fragoso, an unmarried woman, 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 Instrument Number 20051129000615600, said mortgage having subsequently been transferred and assigned to U.S.

Bank, National Association, as trustee for that certain pooling and servicing agreement, Series 2006-NC1, Pool# 40273 ("Transferee"); and *recorded in the office of Probate of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20090915000351890*

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 U.S. Bank National Association as trustee, for that certain pooling and servicing agreement, Series 2006-NC1 Pool # 40273 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 August 5, 2009, August 12, 2009, and August 19, 2009; and

WHEREAS, on September 11, 2009, 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 U.S. Bank National Association as trustee, for that certain pooling and servicing agreement, Series 2006-NC1 Pool # 40273 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 Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said U.S. Bank National Association as trustee, for that certain pooling and servicing agreement, Series 2006-NC1 Pool # 40273; and

WHEREAS, Star Properties, LLC was the highest bidder and best bidder in the amount of One Hundred Thirty-Two Thousand One Hundred Five And 00/100 Dollars (\$132,105.00) on the indebtedness secured by said mortgage, the said U.S. Bank National Association as trustee, for that certain pooling and servicing agreement, Series 2006-NC1 Pool # 40273, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby remise, release, quit claim and convey unto Star Properties, LLC all of

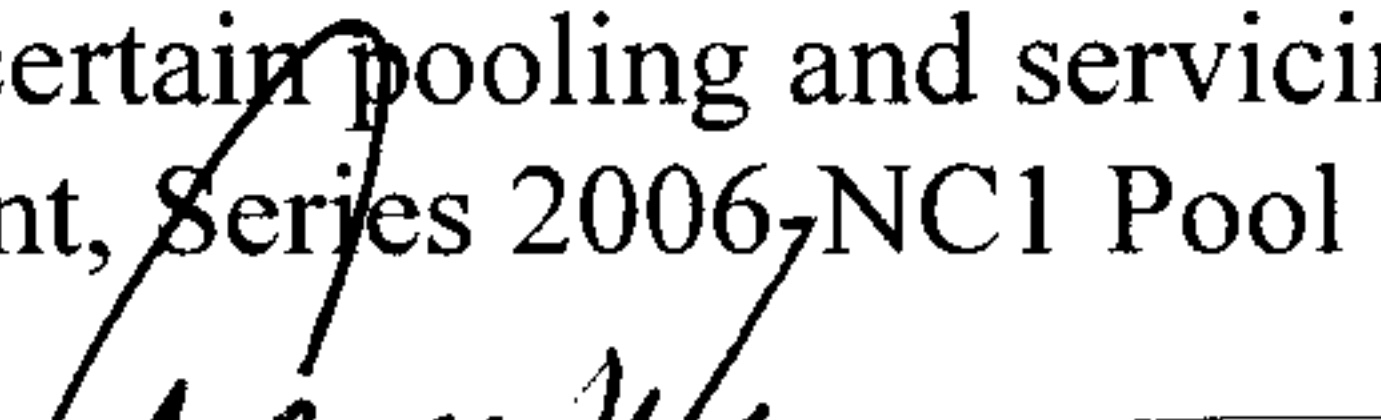
its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 13, according to the map or survey of Mountain Lake Subdivision, as recorded in Map Book 31, Page 129, in the Probate Office of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" basis subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate of the county where the above described property is situated; and furthermore, this property is being conveyed without warranty or recourse, express or implied, as to title, use and/or enjoyment and will be subject to the right of redemption of all parties entitled thereto; and by accepting this deed, Grantee releases any and all claims whatsoever against the law firm representing the Grantor hereunder and the auctioneer conducting said foreclosure sale; and furthermore, this conveyance is subject to being declared null and void in the event that the owner or a party claiming through the owner has filed a bankruptcy prior to the date of this foreclosure sale.

TO HAVE AND TO HOLD the above described property unto Star Properties, LLC, 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, U.S. Bank National Association as trustee, for that certain pooling and servicing agreement, Series 2006-NC1 Pool # 40273, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this September 11, 2009.

U.S. Bank National Association as trustee,
for that certain pooling and servicing
agreement, Series 2006-NC1 Pool # 40273
By: 

Aaron Warner, Auctioneer and Attorney-in-
Fact

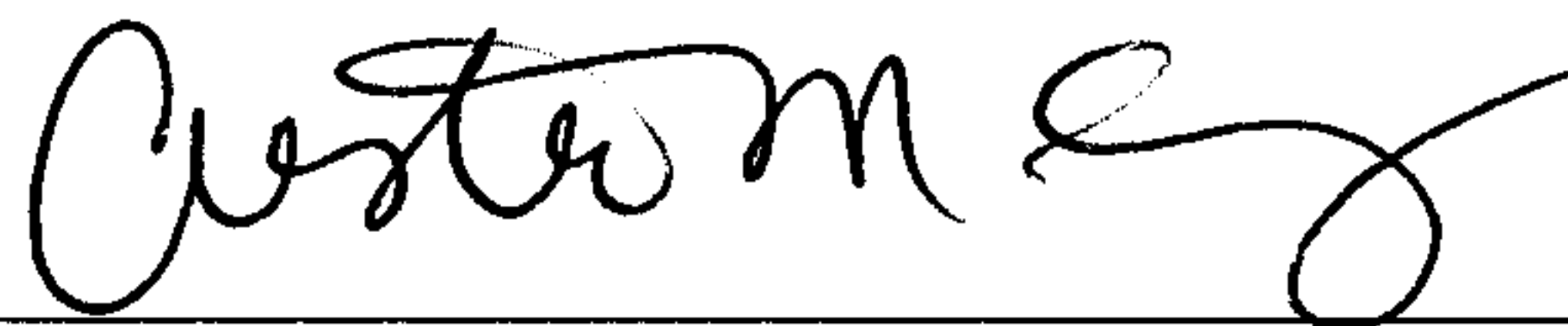
STATE OF ALABAMA)

Deed Tax : \$132.50

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his/her capacity as auctioneer and attorney-in-fact for U.S. Bank National Association as trustee, for that certain pooling and servicing agreement, Series 2006-NC1 Pool # 40273, 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 acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this September 11, 2009.



Notary Public

My Commission Expires:

MY COMMISSION EXPIRES OCTOBER 26, 2011

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