

**MORTGAGE FORECLOSURE DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

)  
)

Theodore D. Whitfield

KNOW ALL MEN BY THESE PRESENTS: That Theodore D. Whitfield and Deborah A. Whitfield, husband and wife did, on to-wit, the January 12, 2006, execute a mortgage to H&R Block Mortgage Corporation, which mortgage is recorded in Instrument 20060123000034520; said mortgage was transferred and assigned to Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1 as recorded in Instrument #20090403000123580 and re-recorded in Instrument #20100519000156690 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; 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 for the Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1 did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of February 16, 23, March 2, 9, 16, 2011; and

WHEREAS, on the March 31, 2011, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:32 o'clock a.m/p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1 did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1, in the amount of Fifty-Four Thousand Dollars and No Cents (\$54,000.00), which sum the said Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

NOW, THEREFORE, in consideration of the premises and of Fifty-Four Thousand Dollars and No Cents (\$54,000.00), cash, the said Theodore D. Whitfield and Deborah A. Whitfield, husband and wife, acting by and through the said Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1, by JENNIFER WEAVER, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1, by JENNIFER WEAVER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JENNIFER WEAVER, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1, the following described real estate situated in Shelby County, Alabama, to-wit:

Land referred to in this commitment is described as all that certain property situated in the City of Vandiver in the County of Shelby, and State of AL and being described in a deed dated 01/10/2001 and recorded 03/05/2001 in Book 2001 Page 7457 among the land records of the county and state set forth above, and referenced as follows: Being at the NE corner of SW 1/4 of 1/4, Section II, Township 18, Range 1 East, run West along the North Boundary Line 630 feet to intersection of Leeds Highway, thence Southeast along said Highway 325 feet to starting point of the following described lot; thence Northeast 210 feet atv right angles to said road; thence Southeast 328 feet parallel with road; thence Southwest 210 feet to intersection of said road; thence 328 feet Northwest along said road to starting point, containing one and one-half (1 1/2) acres more or less. Also, another lot as follows: Begin at NE corner of the foregoing lot as a starting point, thence NE 175 feet; thence SE 210 feet; thence in a Southerly direction 175 feet; thence NW 328 feet to starting point.

TO HAVE AND TO HOLD THE above described property unto Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1, forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, and any taxes which may be due.



20110412000113430 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
04/12/2011 01:23:00 PM FILED/CERT



IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1, has caused this instrument to be executed by JENNIFER WEAVER, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said JENNIFER WEAVER, has executed this instrument in his capacity as such auctioneer on this the 31<sup>st</sup> day of March, 2011.

Theodore D. Whitfield and Deborah A. Whitfield, husband and wife  
Mortgagors

Deutsche Bank National Trust Company, as Trustee for the  
Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-  
Backed Certificates, Series 2006-OPT1  
Mortgagee or Transferee of Mortgagee

By Jennifer M. Weaver  
JENNIFER WEAVER, as Auctioneer and the person conducting said  
sale for the Mortgagee or Transferee of Mortgagee

Deutsche Bank National Trust Company, as Trustee for the  
Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-  
Backed Certificates, Series 2006-OPT1  
Mortgagee or Transferee of Mortgagee

By Jennifer M. Weaver  
JENNIFER WEAVER, as Auctioneer and the person conducting said  
sale for the Mortgagee or Transferee of Mortgagee

By Jennifer M. Weaver  
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sale for the Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JENNIFER WEAVER, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day that bears that same date.


Given under my hand and official seal this 31<sup>st</sup> day of March, 2011.

Doreen M. Weith  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-28-14

Instrument prepared by:  
EDITH S. PICKETT  
SHAPIRO AND PICKETT, LLC  
651 Beacon Parkway West, Suite 115  
Birmingham, Alabama 35209  
09-008515

GRANTEE'S ADDRESS  
American Home Mortgage Servicing, Inc.  
4875 Belfort Rd.  
Suite 130  
Jacksonville, Florida 32256

  
20110412000113430 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
04/12/2011 01:23:00 PM FILED/CERT



**NOTICE OF MORTGAGE FORECLOSURE SALE OF REAL PROPERTY ON WHICH THERE IS A  
FEDERAL TAX LIEN**

**ATTENTION: Chief, Special Procedures Section of the Gulf Coast District**

Pursuant to Section 7425 of the Internal Revenue Code and the Income Tax Regulations promulgated by the United States Treasury Department thereunder, the following information is hereby submitted:

- I. Name and address of party submitting the notice of sale: Edith S. Pickett, Shapiro and Pickett, LLC, 651 Beacon Parkway West, Suite 115, Birmingham, Alabama 35209.
- II. Photocopies, attached hereto, of a "Notice of Federal Tax Lien Under Internal Revenue Laws" (Form 668) affecting property to be sold, recorded in Instrument# 20031124000770480, in the Probate Office of Shelby County, Alabama, on such Form 668 being filed by the Birmingham, Alabama District Office of the Internal Revenue Service on Taxpayer Theodore D. Whitfield, an individual, whose address is 53126 Highway 25, Vandiver, AL 35176.
- III. The location of the property being sold is 53126 Highway 25, Vandiver, AL 35176, and is described as follows: Land referred to in this commitment is described as all that certain property situated in the City of Vandiver in the County of Shelby, and State of AL and being described in a deed dated 01/10/2001 and recorded 03/05/2001 in Book 2001 Page 7457 among the land records of the county and state set forth above, and referenced as follows: Being at the NE corner of SW 1/4 of 1/4, Section II, Township 18, Range 1 East, run West along the North Boundary Line 630 feet to intersection of Leeds Highway, thence Southeast along said Highway 325 feet to starting point of the following described lot; thence Northeast 210 feet at right angles to said road; thence Southeast 328 feet parallel with road; thence Southwest 210 feet to intersection of said road; thence 328 feet Northwest along said road to starting point, containing one and one-half (1 1/2) acres more or less.  
Also, another lot as follows: Begin at NE corner of the foregoing lot as a starting point, thence NE 175 feet; thence SE 210 feet; thence in a Southerly direction 175 feet; thence NW 328 feet to starting point.
- IV. The property is being advertised on February 16, 23, March 2, 9, 16, 2011. The sale will be held on March 31, 2011, in front of the main entrance of the Shelby County Courthouse in Columbiana, Alabama, between the hours of 11:00 a.m. and 4:00 p.m. The terms of the sale will be cash or a certified or cashier's check.
- V. The remaining balance of the mortgage is \$49,415.05 and accrued interest is approximately \$12,108.44, estimated advertising expense is \$125.00, attorney's fee is \$500.00, and other expenses are approximately \$200.00.

This notice is submitted on behalf of Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1 by Edith S. Pickett, Esquire, and a copy of the notice to be published in the newspaper is enclosed herewith. Please send acknowledgement of receipt of this notice to: Edith S. Pickett, Shapiro and Pickett, LLC, 651 Beacon Parkway West, Suite 115, Birmingham, Alabama 35209.

Dated: February 24, 2011  
09-008515

THIS NOTICE IS CONSIDERED ADEQUATE  
IN ACCORDANCE WITH IRC 7425(C)

Signature: \_\_\_\_\_

Manager, Technical Services, Area 5,  
SBSF, Advisory, New Orleans, LA



20110412000113430 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
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