



20120627000226390 1/4 \$59.50  
Shelby Cnty Judge of Probate, AL  
06/27/2012 10:45:28 AM FILED/CERT

**THIS INSTRUMENT WAS PREPARED BY:**

Phillip Jauregui, Esq. *AK*  
2110 Devereux Circle  
Birmingham, AL 35243

**SEND TAX NOTICES TO:**

Star Properties, LLC  
2201 Hidden Ridge Circle  
Birmingham, AL 35243

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on July 14, 2006, John H. Nicks, executed a certain mortgage on the property hereinafter described to Argent Mortgage Company, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20060803000375070; and subsequently transferred and assigned to Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the Pooling and Servicing Agreement dated September 1, 2006, and said assignment being recorded in Instrument Number, 20090213000052120; and

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

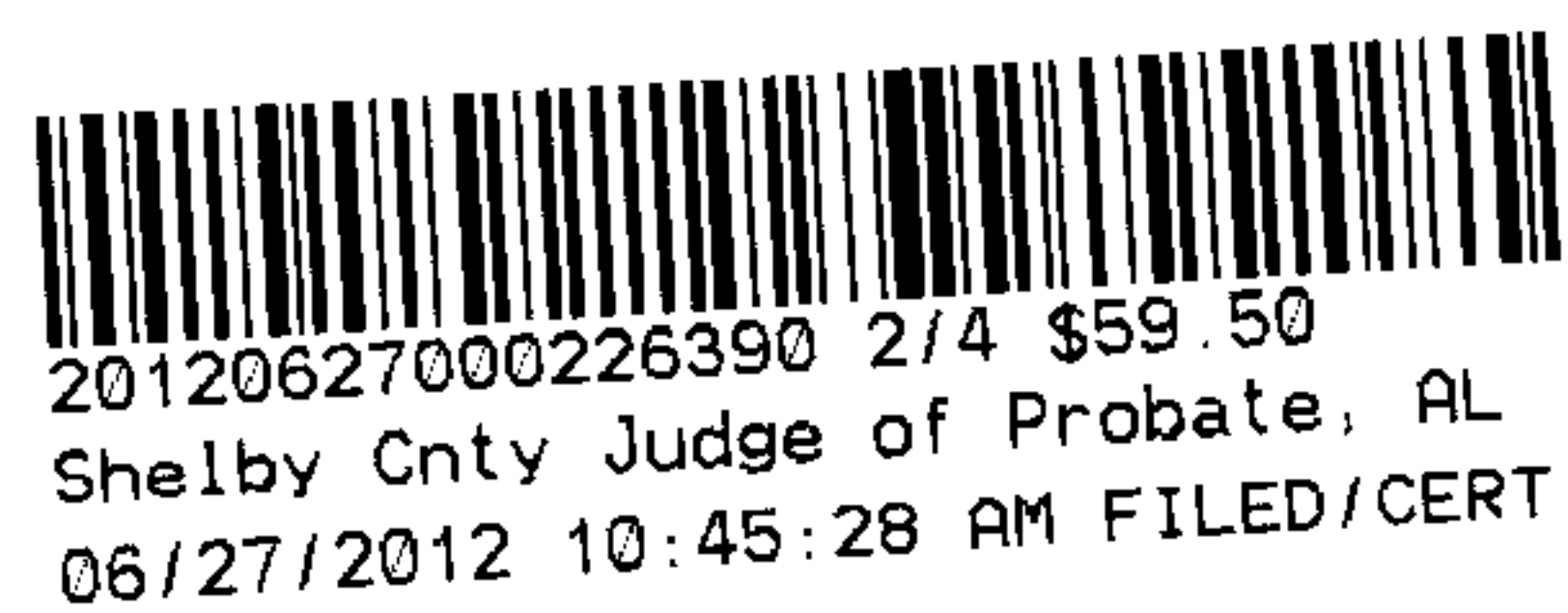
WHEREAS, default was made in the payment of the indebtedness secured by said

mortgage, and Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the Pooling and Servicing Agreement dated September 1, 2006 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of May 9, 2012, May 16, 2012, May 23, 2012; and

WHEREAS, on May 30, 2012, 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 and properly conducted, and Jimmie Raye Newman did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Jimmie Raye Newman was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the Pooling and Servicing Agreement dated September 1, 2006; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Star Properties, LLC, in the amount of \$34,325.00, which sum of money Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the Pooling and Servicing Agreement dated September 1, 2006 offered to credit on the indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under





the Pooling and Servicing Agreement dated September 1, 2006, by and through Jimmie Raye Newman, as Auctioneer conducting said sale and as Attorney-in-Fact for Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the Pooling and Servicing Agreement dated September 1, 2006, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Star Properties, LLC, the following described property situated in Shelby County, Alabama, to-wit:

Unit B, Building 4, Lot 3, of Chandalar South Townhomes, as recorded in Map Book 6, Page 6, and revised and recorded in Map Book 7, Page 166, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: commence at the most Westerly corner of Lot 3; thence in a Southeasterly direction along the Southwest line of Lot 3 a distance of 83.95 feet; thence 90 degrees left in a Northeasterly direction a distance of 20 feet to the point of beginning: said point being further identified as being the point of intersection of the centerline of the wood fence enclosing the fronts of Units "A", "B", "C", and "D", and the center line of the wood fence common to Units "C" and "D", thence continue in a Northeasterly direction along the center line of said fence, party wall and fence a distance of 68.00 feet to intersection of the centerline of the fence enclosing the backs of Units "A", "B", "C", and "D"; thence right in a Southeasterly direction along center line of last described fence a distance of 24.07 feet to intersection of the center line of the wood fence joining the Southeast side of Unit "D"; thence right in a Southwesterly direction along the center line of said fence, wall and fence being the Southeast side of Unit "D" a distance of 68 feet to the intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Northwesterly direction along the center line of last described fence a distance of 24.08 feet to a point of beginning.

TC HAVE AND TO HOLD the above described property to Star Properties, LLC and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the Pooling and Servicing Agreement dated September 1, 2006 and John H. Nicks have caused this instrument to be executed by and through Jimmie Raye Newman, as

Auctioneer conducting said sale, and as their Attorney-in-Fact, and Jimmie Raye Newman, as

Auctioneer conducting said sale on May 30, 2012.

Deutsche Bank National Trust Company, as Trustee for  
Ameriquest Mortgage Securities Inc., Asset-Backed Pass-  
Through Certificates, Series ARSI 2006-M3, under the  
Pooling and Servicing Agreement dated September 1,  
2006

By: Jimmie Raye Newman  
Jimmie Raye Newman, Attorney-in-Fact

John H. Nicks

By: Jimmie Raye Newman  
Jimmie Raye Newman, The person acting as Auctioneer  
and conducting the sale as its Attorney-in-Fact

By: Jimmie Raye Newman  
Jimmie Raye Newman, As the Auctioneer and person  
making said sale

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jimmie Raye Newman, whose name as Attorney-in-Fact for John H. Nicks, and whose name as Attorney-in-Fact and agent for Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the Pooling and Servicing Agreement dated September 1, 2006; and whose name as Auctioneer and person making said sale, 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 said conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 22<sup>nd</sup> day of June, 2012.


Dorothy M. Veitch

Notary Public in and for the State of Alabama,  
at Large

My Commission Expires: 6-28-14



Dorothy M. Veitch  
Notary Public  
State of Alabama  
Alabama State at Large

  
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Deed Tax: \$34.50