


**THIS INSTRUMENT WAS PREPARED BY:**

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

**SEND TAX NOTICES TO:**

Wells Fargo Bank N.A., as Trustee,  
for Carrington Mortgage Loan Trust,  
Series 2006-NC4 Asset-Backed  
Pass-Through Certificates  
1610 E. St. Andrew Pl  
Santa Ana, CA 92705

**GRANTOR**

V. Suzanne Whisenant  
2567 North Chandalar Lane  
Pelham, AL 35124

**GRANTEE**

Wells Fargo Bank N.A., as Trustee,  
for Carrington Mortgage Loan Trust,  
Series 2006-NC4 Asset-Backed  
Pass-Through Certificates  
1610 E. St. Andrew Pl  
Santa Ana, CA 92705

Property Address: 2567 North Chandalar Lane, Pelham, AL 35124  
Purchase Price: \$56,400.00 \*\*\*Mortgagee credit\*\*\*  
Sale Date: November 14, 2012

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on July 7, 2006, V. Suzanne Whisenant, an unmarried woman, executed a certain mortgage on the 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, at Instrument Number 20060720000351220; and subsequently transferred and assigned to Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates , and said assignment being recorded in Instrument Number 20111014000306560; 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

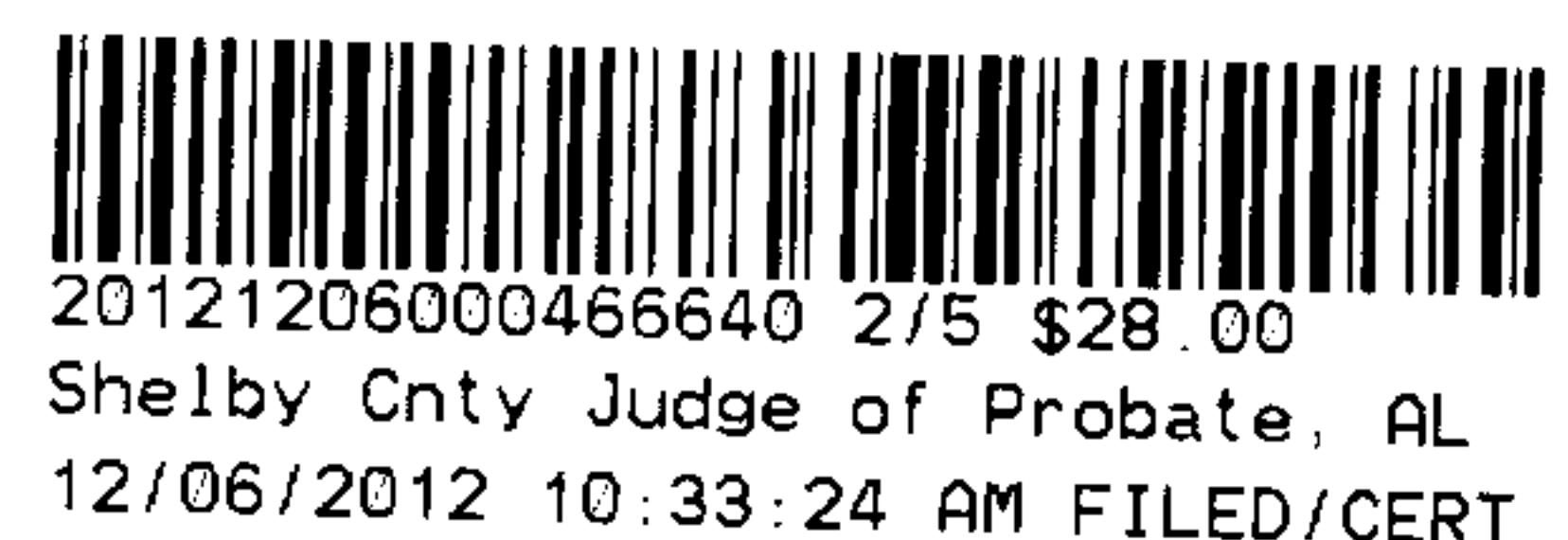
newspaper published in said city by publication once a week for three consecutive weeks prior to said sale at public outcry for cash to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the mortgagee or any person conducting said sale 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 Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates 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 October 24, 2012, October 31, 2012, November 7, 2012; and

WHEREAS, on November 14, 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 Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates ; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan

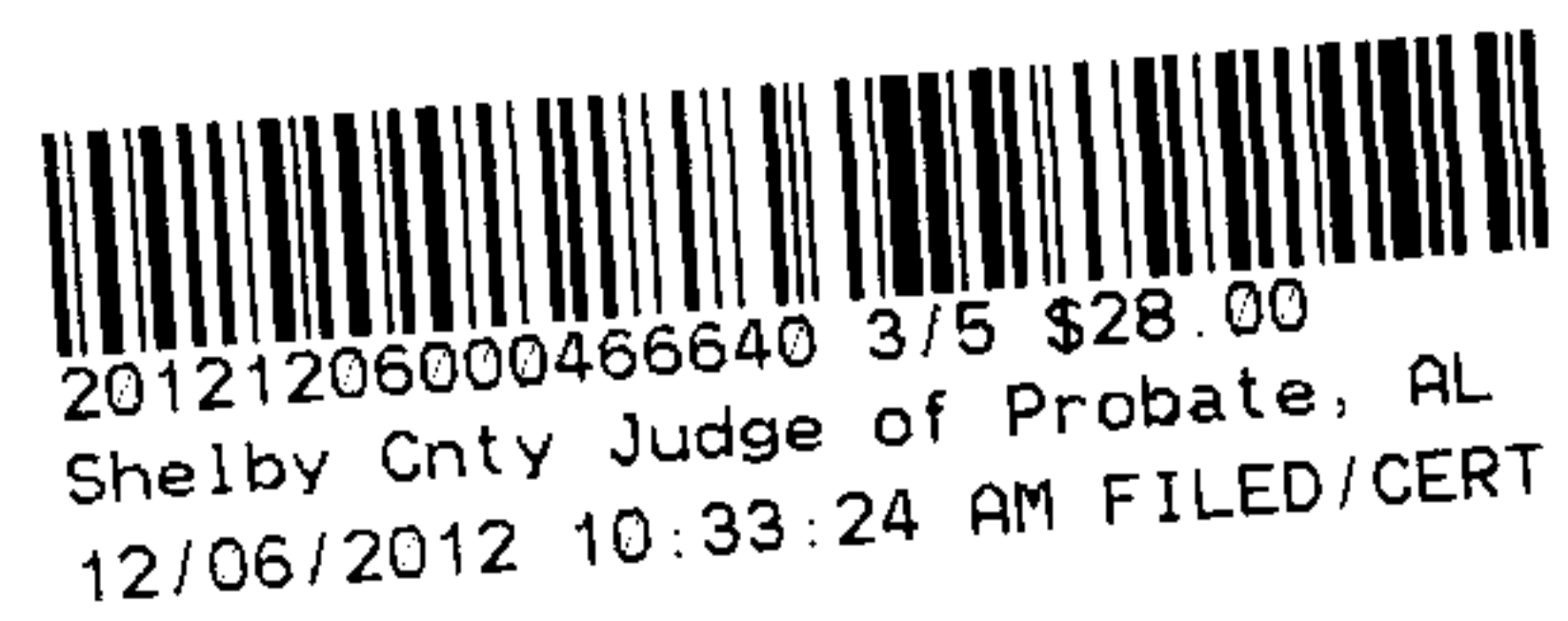


Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates, in the amount of \$56,400.00, which sum of money Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates offered to credit on the indebtedness secured by said mortgage, and the said Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates , by and through Jimmie Raye Newman, as Auctioneer conducting said sale and as Attorney-in-Fact for Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates , does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates, the following described property situated in Shelby County, Alabama, to-wit:

Lot 68, according to the Survey of Chanda Terrace, Third Sector, as recorded in Map Book 10, Page 97 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates 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, Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates and V. Suzanne Whisenant 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 November 14, 2012.



Wells Fargo Bank N.A., as Trustee, for Carrington  
Mortgage Loan Trust, Series 2006-NC4 Asset-Backed  
Pass-Through Certificates

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

V. Suzanne Whisenant

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 V. Suzanne Whisenant, and whose name as Attorney-in-Fact and agent for Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates ; 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 31<sup>st</sup> day of December, 2012.

Dorothy M. Velitch

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

My Commission Expires:

6-28-14



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



20121206000466640 4/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
12/06/2012 10:33:24 AM FILED/CERT

**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name V. Suzanne Whisenand Grantee's Name Wells Fargo Bank  
Mailing Address 2567 North Chandalar Ln. Mailing Address 1610 E. St. Francis  
Pellham, AL 35124 Santa Ana, CA 92701

Property Address 2567 N. Chandalar Ln. Date of Sale 11-14-12  
Pellham, AL 35124 Total Purchase Price \$ 56,400.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☐ Other FO

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/3/12

Print Jessica Veiten

Unattested

(verified by)

Sign Jessica Veiten  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20121206000466640 5/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
12/06/2012 10:33:24 AM FILED/CERT