

SEND TAX NOTICE TO:
Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409

STATE OF ALABAMA)
SHELBY COUNTY)


20151102000380590 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
11/02/2015 01:24:22 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of September, 2005, Wallace Scott Norton, a married man joined herein by Rebecca Ann Norton, his wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Ocwen Loan Servicing, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050928000504850; Lost Modification Agreement Affidavit recorded in Instrument Number 20130313000103460, said mortgage having subsequently been transferred and assigned to HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE1, by instrument recorded in Instrument No. 20070206000054670, in the aforesaid Probate Office ("Transferee"); 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 HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE1 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 September 16, 2015, September 23, 2015, and September 30, 2015; and

WHEREAS, on October 21, 2015, 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 HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE1 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, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE1; and

WHEREAS, HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE1 was the highest bidder and best bidder in the amount of Four Hundred Forty-Four Thousand Two Hundred Thirty-Two And 99/100 Dollars (\$444,232.99) on the indebtedness secured by said mortgage, the said HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE1, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE1 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Survey of Harvest Ridge Second Phase, as recorded in Map Book 12, page 49 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE1 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.



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Version 1.2

IN WITNESS WHEREOF, HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE1, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 28th day of October, 2015.

HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE1

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]
Lee Nash, Auctioneer

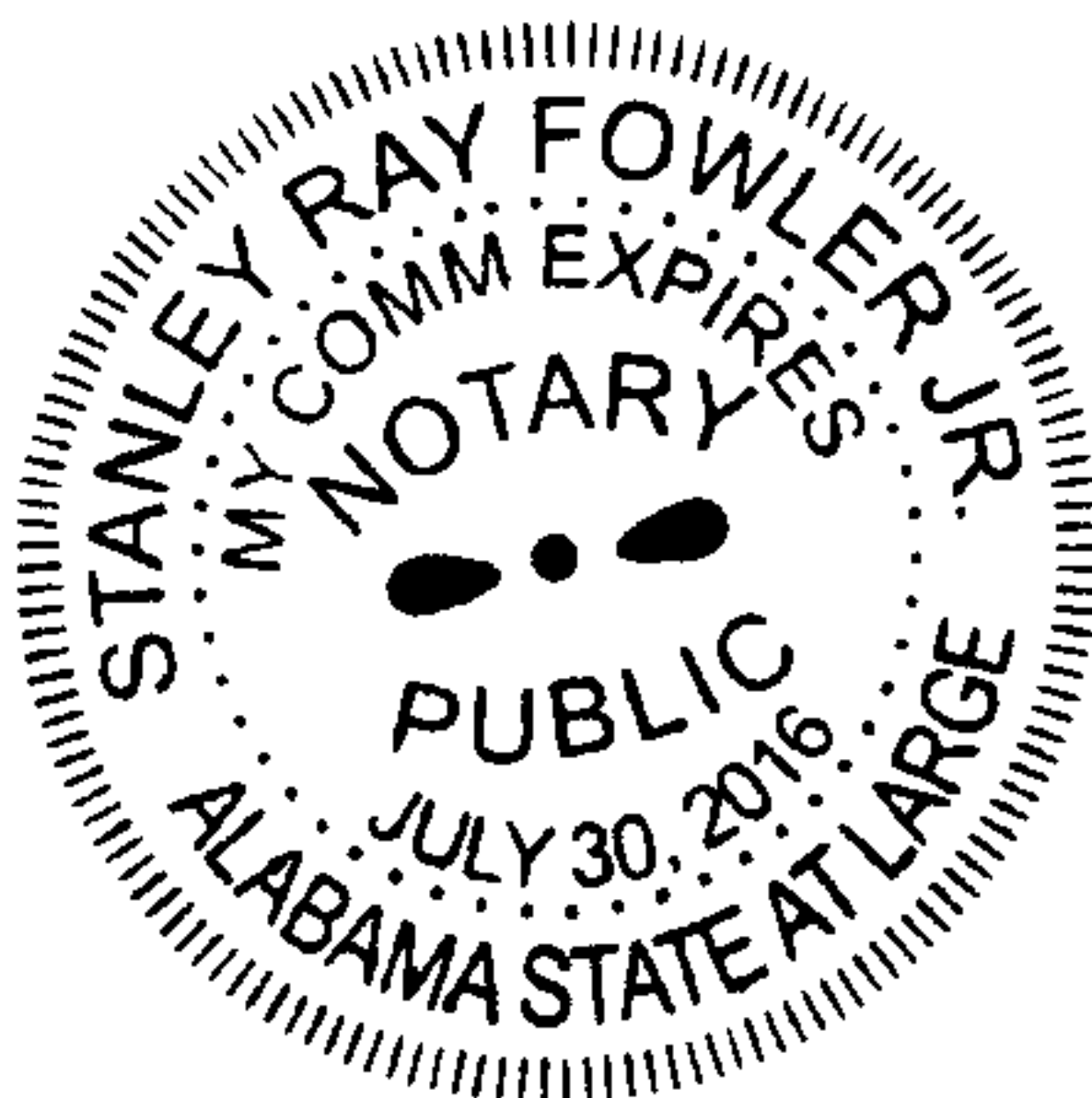
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Nash, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE1, 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, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 28 day of October, 2015.

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



[Signature]
Notary Public
My Commission Expires: _____

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Real Estate Sales Validation Form

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

Grantor's Name HSBC Bank USA, N.A., as
Trustee for the registered
holders of Nomura Home Equity
Loan, Inc., Asset-Backed
Certificates, Series 2006-HE1
c/o Ocwen Loan Servicing,
LLC

Mailing Address 1661 Worthington Road, Suite
100
West Palm Beach, FL 33409

Property Address 154 Chestnut Drive
Alabaster, AL 35007

Grantee's Name HSBC Bank USA, N.A., as
Trustee for the registered holders
of Nomura Home Equity Loan,
Inc., Asset-Backed Certificates,
Series 2006-HE1
c/o Ocwen Loan Servicing, LLC

Mailing Address 1661 Worthington Road, Suite
100
West Palm Beach, FL 33409

Date of Sale 10/21/2015

Total Purchase Price \$444,232.99

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 ☐ Appraisal
☐ Sales Contract ☒ Other Foreclosure Bid Price
☐ Closing Statement

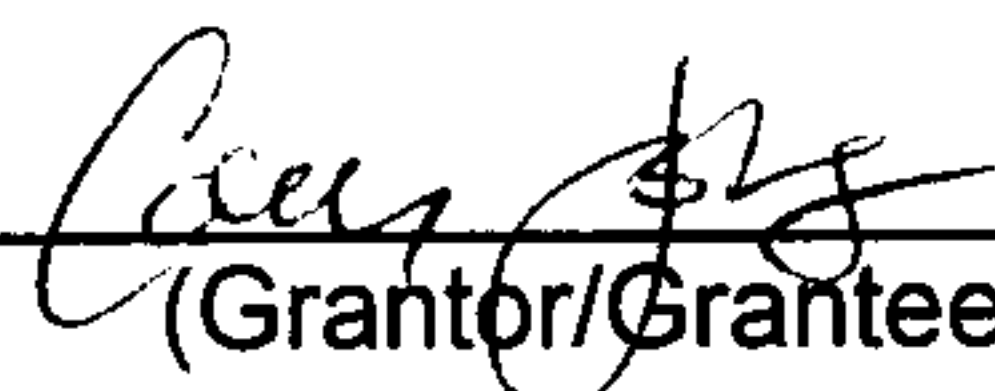
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 10/21/2015

☐ Unattested _____
(verified by)

Print Corey Johnson, Foreclosure Specialist

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



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