

SEND TAX NOTICES TO:

Deutsche Bank National Trust Company, as
Indenture Trustee for New Century Home Equity
Loan Trust 2006-1
C/O Carrington Mortgage Services, LLC
1600 South Douglass Road
Suite 200-A
Anaheim CA 92806

GRANTOR: Edward James

**GRANTEE: Deutsche Bank National Trust
Company, as Indenture Trustee for New
Century Home Equity Loan Trust 2006-1**

For Informational Purposes Only:
Property Address: 11 Oneal Drive, Calera, AL 35040
Purchase Price: \$98,936.54 ***Mortgagee credit***
Sale Date: July 17, 2025

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on February 14, 2006, Edward James, a single man, executed a certain mortgage on the property hereinafter described to Foundation Financial Group which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on March 8, 2006 at Instrument Number 20060308000109400; and subsequently transferred and assigned to Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2006-1 and said assignment being recorded at Instrument Number 20161020000385650; in the aforesaid Probate Office; 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 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 Indenture Trustee for New Century Home Equity Loan Trust 2006-1, ("Transferee") 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 the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of June 8, 2025, June 15, 2025, and June 22, 2025; and

WHEREAS, on July 17, 2025, 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 Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2006-1 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, David Sigler was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2006-1; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2006-1 in the amount of \$98,936.54, which sum of money Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2006-1 offered to credit on the indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2006-1, by and through Jeff G. Underwood, as attorney for said Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home

Equity Loan Trust 2006-1, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2006-1 the following described property situated in Shelby County, Alabama, to-wit:

Lots 1 and 2, in Block "D", according to Farris Subdivision, First Addition, as shown by map recorded in Map Book 4 page 20 in the Office of the Judge of Probate of Shelby County, Alabama; said lots are further described as follows: Beginning at the point of intersection of the North line of Dry Valley Road with the West line of O'Neal Drive and run thence North 26 degrees 34 minutes West for a distance of 200 feet; thence turn to the left at an angle of 90 degrees and run in a Westerly direction 150 feet; run thence South 26 degrees 34 minutes East for a distance of 215 feet to the North line of Dry Valley Road; then thence North 57 degrees 39 minutes East along the North line of Dry Valley Road for a distance of 150.77 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2006-1 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; and also subject to any taxes, easements and/or restrictions of record, prior liens and/or assessments of record, in the aforesaid Probate Office.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2006-1 has caused this instrument to be executed by and through Jeff G. Underwood, as attorney for said Transferee, and said Jeff G. Underwood, as attorney for said Transferee, being informed of the contents has voluntarily hereto set their hand and seal on this the 28th day of July, 2025.

**Deutsche Bank National Trust Company, as
Indenture Trustee for New Century Home
Equity Loan Trust 2006-1**

By: 
Jeff G. Underwood, Attorney for Transferee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Jeff G. Underwood, whose name as Attorney for Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2006-1 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, as such attorney for Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2006-1 and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 26th day of July, 2025.

Grace Martin

Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

**Jeff G. Underwood
Aldridge Pite, LLP
Six Piedmont Center
3525 Piedmont Road, N.E.,
Suite 700
Atlanta, GA 30305**



Allen S. Beryl