

SEND TAX NOTICE TO:
Wells Fargo Bank, N.A.
MAC # X2505-01A
1 Home Campus
Des Moines, IA 50328
(#0153383831)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 21st day of June, 2006, Sandra Faye Lebeau, executed that certain mortgage on real property hereinafter described to Wells Fargo Bank, N.A., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 20060706000322050, said mortgage having subsequently been transferred and assigned to The Bank of New York, not individually but solely as trustee for the holders of Bear Sterns Asset Backed Securities Trust 2007-1, by instrument recorded in, in the aforesaid Probate Office; *Instrument No. 20071026000496100*
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 The Bank of New York, not individually but solely as Trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-1 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 October 10, 2007, October 17, 2007, and October 24, 2007; and

WHEREAS, on November 13, 2007, 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 The Bank of New York, not individually but solely as Trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-1 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, Michael Corvin was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said The Bank of New York, not individually but solely as Trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-1; and

WHEREAS, The Bank of New York, not individually but solely as Trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-1 was the highest bidder and best bidder in the amount of One Hundred Ninety Two Thousand and 00/100 Dollars (\$192,000.00) on the indebtedness secured by said mortgage, the said The Bank of New York, not individually but solely as Trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-1, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto The Bank of New York, not individually but solely as Trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-1 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Royal Oaks, Second Sector, as recorded in Map Book 7, Page 77 in the Office of the Judge of Probate of Shelby County, Alabama. Also, part of the NE 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the Southeast corner of said Lot 2, Royal Oaks, Second Sector, run in a Northerly direction along the East line of said Lot 2 for a distance of 90.73 feet; thence turn an angle to the right of 178 degrees 52 minutes and run in a Southerly direction for a distance of 90.75 feet to a point on the North right of way line of Elizabeth Drive; thence turn an angle to the right of 91 degrees 08 minutes and run in a Westerly direction along said Northerly right of way line for a distance of 1.8 feet, more or less.

TO HAVE AND TO HOLD the above described property unto The Bank of New York, not individually but solely as Trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-1, 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.

IN WITNESS WHEREOF, The Bank of New York, not individually but solely as Trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-1, has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this 13th day of November, 2007.

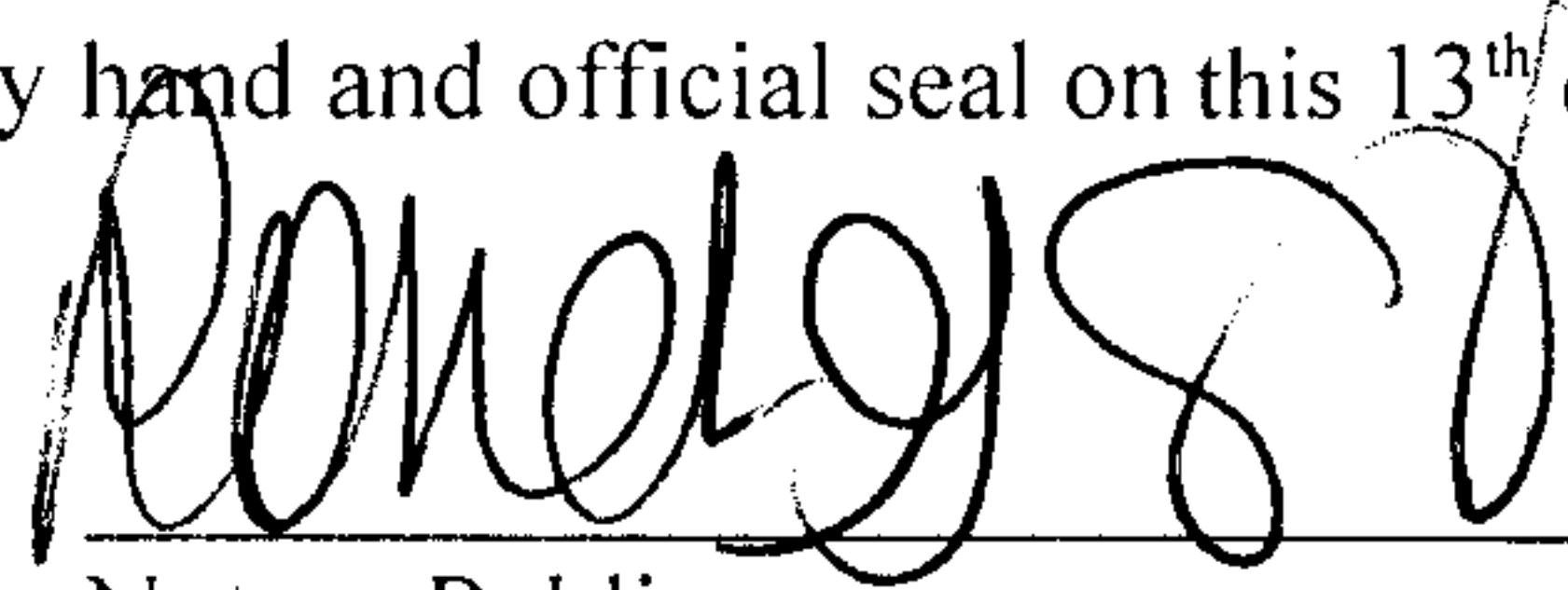
The Bank of New York, not individually but solely as Trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-1

By: 
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for The Bank of New York, not individually but solely as Trustee for the holders of Bear Stearns Asset Backed Securities Trust 2007-1, 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/she, as such auctioneer and attorney-in-fact 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 and official seal on this 13th day of November, 2007.



Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES MARCH 28, 2011

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