

  
20080930000385570 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
09/30/2008 10:49:04AM FILED/CERT

SEND TAX NOTICE TO:  
Countrywide Home Loans, Inc.  
7105 Corporate Drive, Mail Stop PTX-C-35  
Plano, TX 75024

(#74324055)

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 8th day of February, 2007, Erik Weber and Lydia Weber, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. is acting solely as a nominee for New Century Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070219000074280, said mortgage having subsequently been transferred and assigned to Wells Fargo Bank, N.A., as Trustee, on Behalf of the Certificate Holders, MASTR Asset Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates, Series 2007-NCW, ("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 Wells Fargo Bank, N.A., as Trustee on Behalf of the Certificate Holders, MASTR Asset-Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates, Series 2007-NCW 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 August 20, 2008, August 27, 2008, and September 3, 2008; and

WHEREAS, on September 19, 2008, 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 Wells Fargo Bank, N.A., as Trustee on Behalf of the Certificate Holders, MASTR Asset-Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates, Series 2007-NCW 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, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Wells Fargo Bank, N.A., as Trustee on Behalf of the Certificate Holders, MASTR Asset-Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates, Series 2007-NCW; and

WHEREAS, Wells Fargo Bank, N.A., as Trustee on Behalf of the Certificate Holders, MASTR Asset-Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates, Series 2007-NCW, was the highest bidder and best bidder in the amount of Two Hundred Forty-Six Thousand Nine Hundred Twenty-Five And 00/100 Dollars (\$246,925.00) on the indebtedness secured by said mortgage, the said Wells Fargo Bank, N.A., as Trustee on Behalf of the Certificate Holders, MASTR Asset-Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates, Series 2007-NCW, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Wells Fargo Bank, N.A., as Trustee on Behalf of the Certificate Holders, MASTR Asset-Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates, Series 2007-NCW, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 2-B, according to the Map of Weber Family Subdivision, Resurvey of Tract 2 of Chestnut Glen Estates, as recorded in Map Book 36, Page 73, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Wells Fargo Bank, N.A., as Trustee on Behalf of the Certificate Holders, MASTR Asset-Backed Securities Trust 2007-NCW Mortgage Pass-



Through Certificates, Series 2007-NCW 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, Wells Fargo Bank, N.A., as Trustee on Behalf of the Certificate Holders, MASTR Asset-Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates, Series 2007-NCW, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this September 19, 2008.

Wells Fargo Bank, N.A., as Trustee on Behalf of  
the Certificate Holders, MASTR Asset-Backed  
Securities Trust 2007-NCW Mortgage Pass-  
Through Certificates, Series 2007-NCW

By:   
Aaron Warner, 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 Aaron Warner, whose name as acting in its capacity as auctioneer and attorney-in-fact for Wells Fargo Bank, N.A., as Trustee on Behalf of the Certificate Holders, MASTR Asset-Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates, Series 2007-NCW, 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 acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this September 19, 2008.

  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES JUNE 10, 2012

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