20091204000446980 1/3 \$21 Shelby Cnty Judge of Probate, AL 12/04/2009 01:30:50 PM FILED/CERT

SEND TAX NOTICE TO:

Bank of America

7105 Corporate Drive, Mail Stop PTX-C-35

Plano, TX 75024

CM #: 134205

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 15th day of February, 2006, David A Sweitzer and Elizabeth C

Sweitzer, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage

Electronic Registration Systems, Inc., acting solely as nominee for First Residential Mortgage Network, Inc.,

which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in

Instument Number: 20060222000086750, said mortgage having subsequently been transferred and assigned to

The Bank of New York Mellon, fka The Bank of New York, as trustee for the certificateholders CWABS, inc.,

asset-backed certificates, series 2006-6, by instrument recorded in Instrument Number 20091008000382120, 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

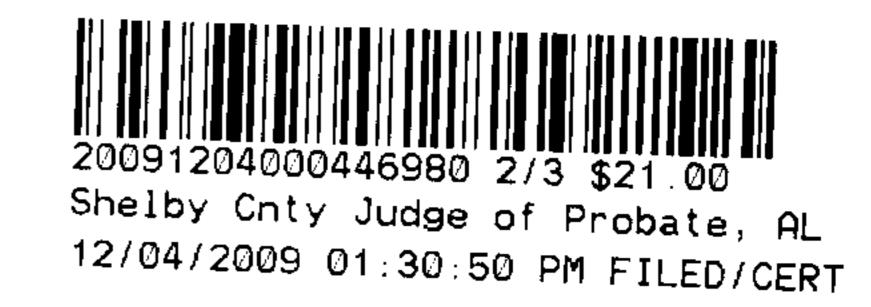
said The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders

CWABS, Inc. Asset-Backed Certificates, Series 2006-6 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 <u>Shelby County Reporter</u>, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 7, 2009, October 14, 2009, and October 21, 2009; and

WHEREAS, on November 24, 2009, 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 MellonFKA The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-6 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 Nelson was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-6; and

WHEREAS, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-6, was the highest bidder and best bidder in the amount of One Hundred Forty-Eight Thousand Seven Hundred Fifty And 00/100 Dollars (\$148,750.00) on the indebtedness secured by said mortgage, the said The Bank of New York MellonFKA The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-6, by and through Aaron Nelson 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 Mellon FKA The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-6, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

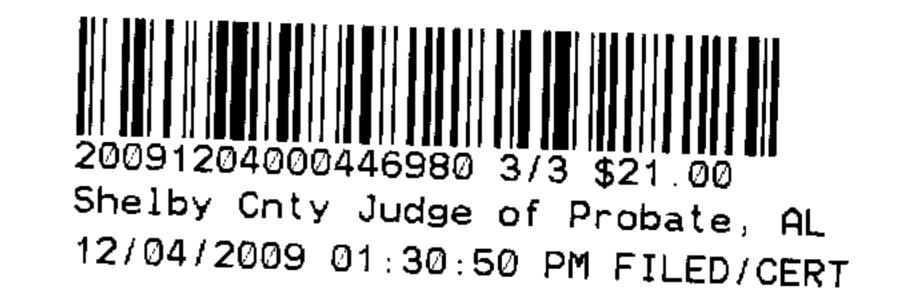
Lot 14, Block 2, according to the Survey of Indian Valley, 6th Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto The Bank of New York Mellon FKA. The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-6 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 MellonFKA The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-6, has caused this instrument to be executed by and through Aaron Nelson, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this November 24, 2009.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series

2006-6

Aaron Nelson, 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 Nelson, acting in his/her capacity as auctioneer and attorney-in-fact for The Bank of New York MellonFKA The Bank of New York, as Trustee for the Certificate Holders CWABS, Inc. Asset-Backed Certificates, Series 2006-6, 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 his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this November 24, 2009.

Notary Public

MY COMMISSION EXPIRES: Apr 5, 2011

My Commission Expires nonded that notary public underwriters

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





