


THIS INSTRUMENT WAS PREPARED BY:

Phillip L. Jauregui Esq.
3829 Lorna Road
Suite 322
Hoover, Alabama 35244

SEND TAX NOTICES TO:

Wells Fargo Bank N.A.,
as Trustee
c/o AHMSI
4600 Regent Blvd., Suite 200
Irving, TX 75063

STATE OF ALABAMA)
SHELBY COUNTY)


20100422000123100 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
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FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on March 19, 2007, Phillip Barreras and spouse, Vicky J. Barreras, executed a certain mortgage on the property hereinafter described to H&R Block Mortgage Corporation, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 20070326000134400 and subsequently transferred and assigned to Option One Mortgage Corporation, as recorded in Instrument No. 20080409000143560 and subsequently transferred and assigned to Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5 Asset-Backed Certificates, Series 2007-5 as recorded in Instrument No. 20100324000085860 aforesaid records; 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 the City of 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 the said Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5 Asset-Backed Certificates, Series 2007-5 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 November 25, December 2, and December 9, 2009; and

WHEREAS, on December 18, 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 and properly conducted, and Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5 Asset-Backed Certificates, Series 2007-5 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, Michael Lindsey was the auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5 Asset-Backed Certificates, Series 2007-5; and


WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5 Asset-Backed Certificates, Series 2007-5 in the amount of \$29,000.00, which sum of money Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5 Asset-Backed Certificates, Series 2007-5 offered to credit on the indebtedness secured by said mortgage, and the said Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5 Asset-Backed Certificates, Series 2007-5, by and through Michael Lindsey, as auctioneer conducting said sale and as attorney-in-fact for Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5 Asset-Backed Certificates, Series 2007-5, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5 Asset-Backed Certificates, Series 2007-5 the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land lying and being in the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence run South along East boundary of said 1/4-1/4, 565.0 feet to an iron pin and being the point of beginning; thence continue said course, 104.82 feet to an iron pin; thence turn an angle to the right 92 degrees 55 minutes and run Westerly for 210.0 feet to an iron pin; thence turn an angle to the right 87 degrees 05 minutes and run Northerly 104.82 feet to an iron pin; thence turn an angle to the right 92 degrees 55 minutes and run Easterly 210.0 feet to the point of beginning; being Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5 Asset-Backed Certificates, Series 2007-5 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.

IN WITNESS WHEREOF, Phillip Barreras, and Vicky J. Barreras, and Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5 Asset-Backed Certificates, Series 2007-5 have caused this instrument to be executed by and through Michael Lindsey, as auctioneer conducting said sale and as their attorney-in-fact, and Michael Lindsey, as auctioneer conducting said sale, on this the 18th day of December, 2009.

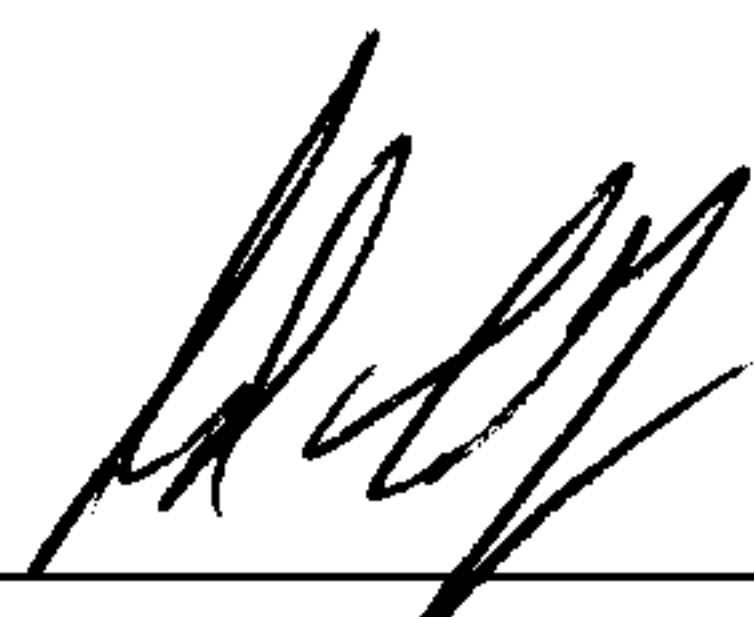
PHILLIP BARRERAS and VICKY J. BARRERAS

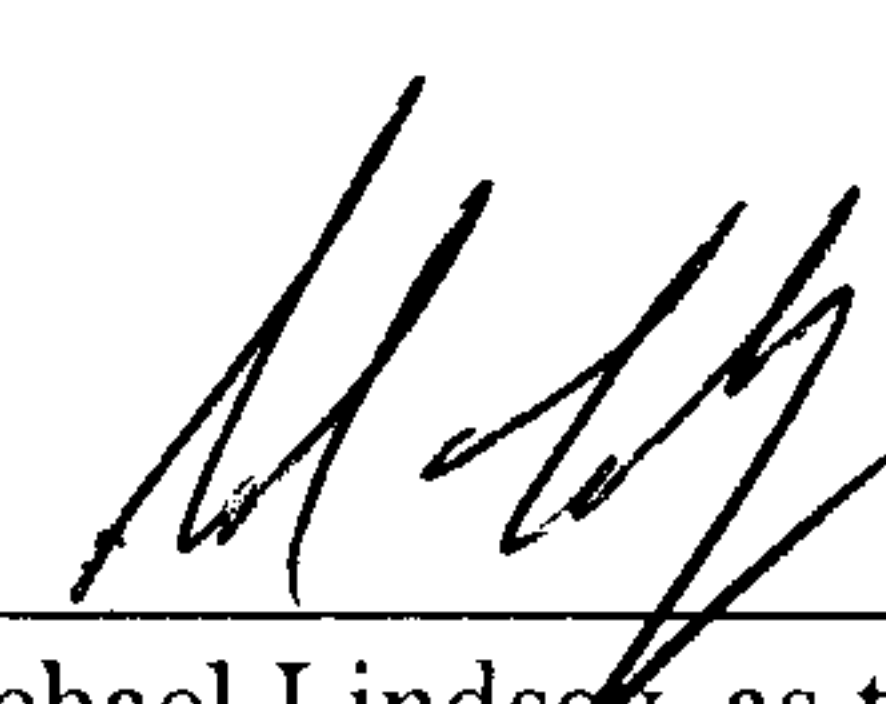

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By: 

Michael Lindsey, attorney-in-fact

WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2007-5 ASSET-BACKED
CERTIFICATES, SERIES 2007-5

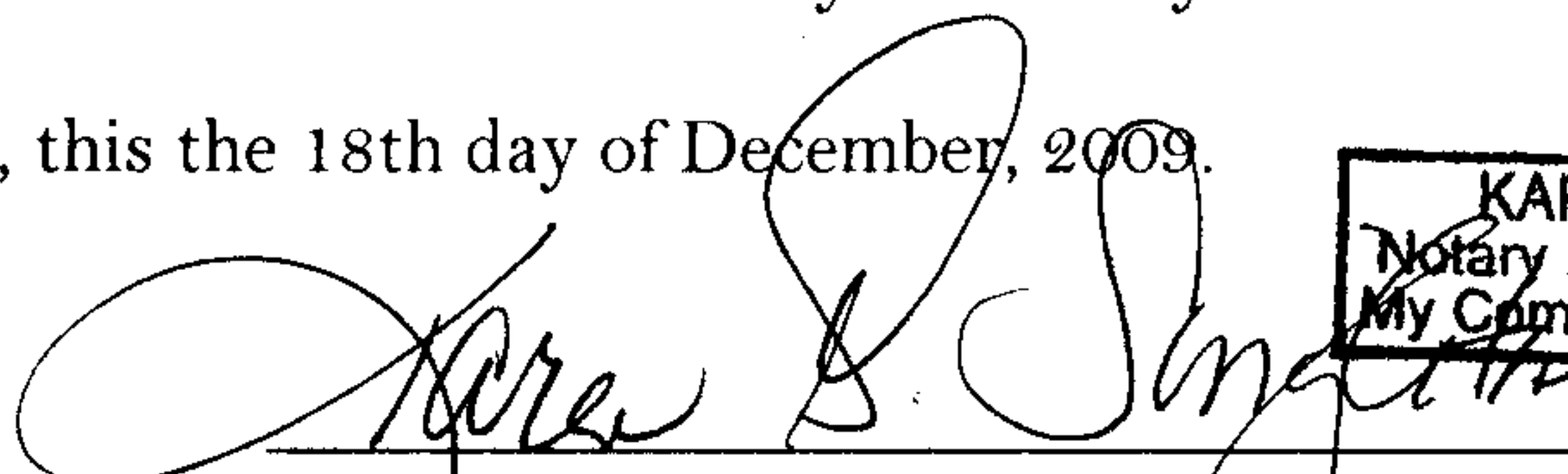
By: 
Michael Lindsey, as the person acting as
auctioneer and conducting the sale
as its attorney-in-fact


Michael Lindsey, as the auctioneer and
person making said sale

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 Michael Lindsey, whose name as attorney-in-fact for Phillip Barreras and Vicky J. Barreras; whose name as attorney-in-fact and agent for Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-5 Asset-Backed Certificates, Series 2007-5; and whose name as auctioneer and person making said sale, 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, in his capacity as such attorney-in-fact, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this the 18th day of December, 2009.


Notary Public in and for the State of Alabama,
at Large
My Commission Expires: 4/25/2010

KAREN G. SINGLETON
Notary Public, AL State at Large
My Comm. Expires April 25, 2010



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