


SEND TAX NOTICE TO:
Bank of America
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024


20120510000164480 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
05/10/2012 11:45:53 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 27th day of March, 2007, Joseph Halechko and Rebecca Halechko, husband and wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Home Loans, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20070423000185120, 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 of CWABS, Inc., Asset-Backed Certificates, Series 2007-7, by instrument recorded in Instrument Number 20110727000217940, 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



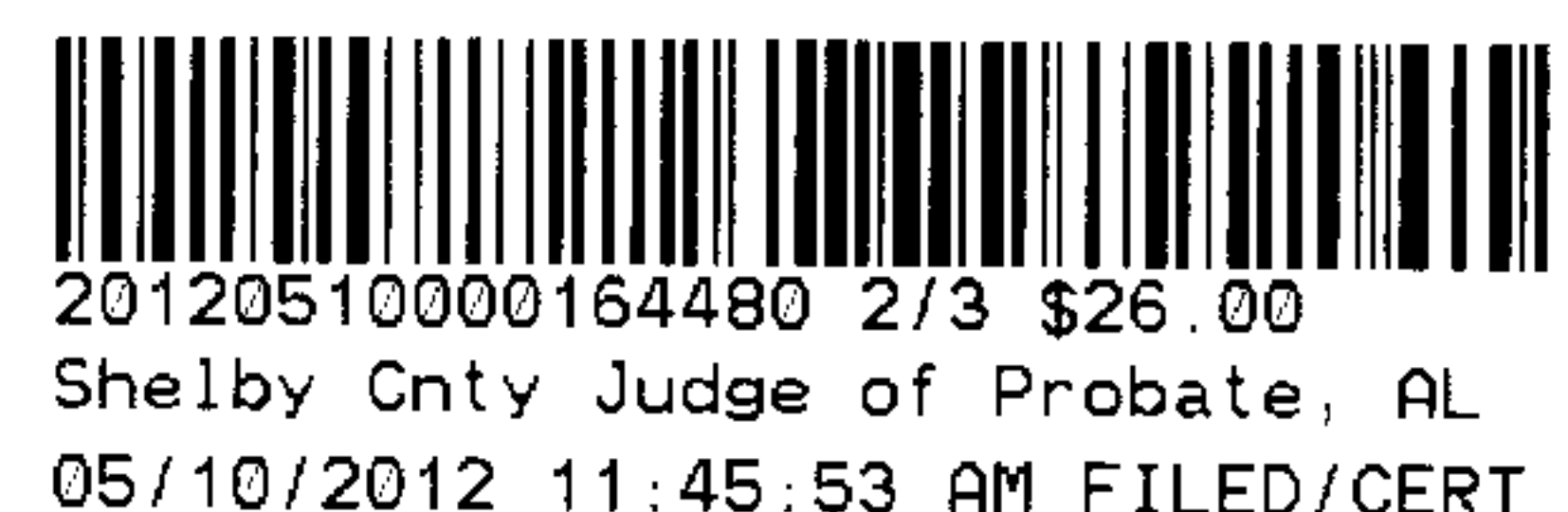
WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-7 did declare all of the indebtedness secured by said 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 January 25, 2012, February 1, 2012, and February 8, 2012; and

WHEREAS, on May 1, 2012, 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 Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-7 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, Justin Bowden 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 Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-7; and

WHEREAS, The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-7 was the highest bidder and best bidder in the amount of Three Hundred Forty-Nine Thousand Three Hundred Fifty-Nine And 41/100 Dollars (\$349,359.41) on the indebtedness secured by said mortgage, the said The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-7, by and through Justin Bowden as auctioneer conducting said sale 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 Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-7 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 638, according to the Survey of Final Plat, Riverwoods Sixth Sector, as recorded in Map Book 32, Page 140, in the Probate Office of Shelby County,



Alabama. Being one and the same parcel of land as described in Instrument
Number 20070423000185120, which contained an error in the legal description.

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 Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-7
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 Mellon fka The Bank of New York, as Trustee for the
Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-7, has caused this instrument to be
executed by and through Justin Bowden, as auctioneer conducting said sale for said Transferee, and said Justin
Bowden, as said auctioneer, has hereto set his/her hand and seal on this 2nd day of
May, 2012.

The Bank of New York Mellon fka The Bank of New
York, as Trustee for the Certificateholders of
CWABS, Inc., Asset-Backed Certificates, Series
2007-7

By: [Signature]
Justin Bowden, Auctioneer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin Bowden,
acting in his/her capacity as auctioneer for The Bank of New York Mellon fka The Bank of New York, as Trustee
for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-7, 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 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 for said Transferee.

Given under my hand and official seal on this 2nd day of May, 2012

[Signature]
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES MAY 30, 2014

This instrument prepared by:

Andy Saag

SIROTE & PERMUTT, P.C.

P. O. Box 55727

Birmingham, Alabama 35255-5727



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