

SEND TAX NOTICE TO:
Ditech Financial, LLC FKA GreenTree Servicing,
LLC
3232 Newmark Drive
Miamisburg, OH 45342



20160613000203050 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
06/13/2016 11:45:59 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 28th day of February, 2006, Mack K. Cobb, an unmarried man, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060315000120500, 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 2006-6, by instrument recorded in Instrument Number 20120113000016790, 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 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 Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 4, 2016, May 11, 2016, and May 18, 2016; and

WHEREAS, on June 8, 2016, 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 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, The Bank of New York Mellon FKA The Bank of New York, as trustee for the certificateholders of CWABS Inc., Asset-Backed Certificates, series 2006-6 was the highest bidder and best bidder in the amount of One Hundred One Thousand Five Hundred Fifty And 97/100 Dollars (\$101,550.97) 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 2006-6, by and through Red Mountain Title, LLC 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 2006-6 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of Park Place, First Addition, Phase I, as recorded in Map Book 15, Page 110, in the Probate Office of Shelby County, Alabama; being situated in 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 certificateholders of 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.

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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 2006-6, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 10 day of June, 2016.

The Bank of New York Mellon Trust Company,
N.A., as trustee on behalf of CWABS Asset-Backed
Certificates Trust 2006-6 by Green Tree Servicing
LLC

By: Red Mountain Title, LLC
Its: Auctioneer

By: [Signature]

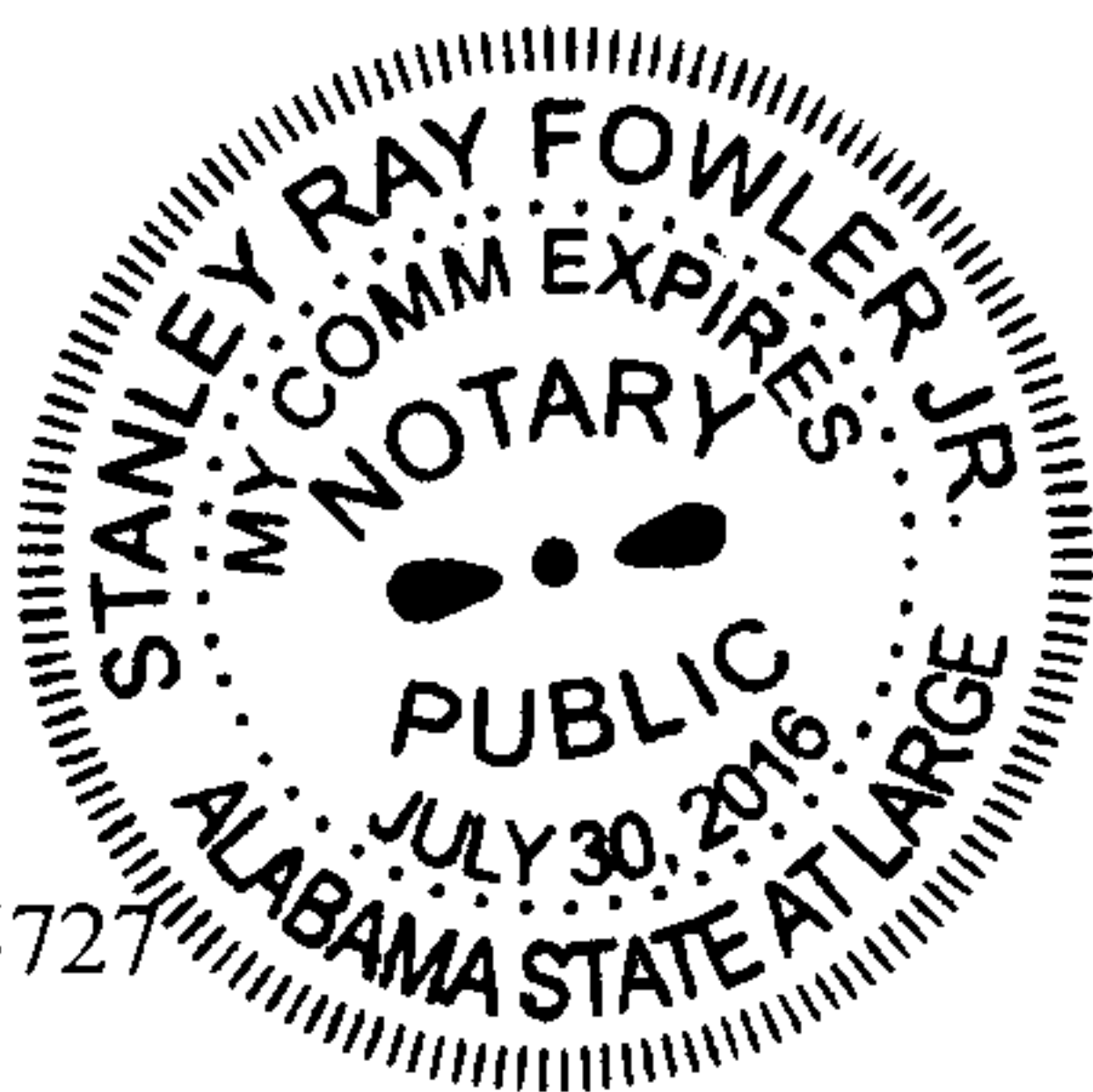
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that [Signature], whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its 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 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, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 10 day of June, 2016.

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



[Signature]
Notary Public

My Commission Expires: _____



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name The Bank of New York Mellon
FKA The Bank of New York, as
trustee for the certificateholders
of CWABS Inc., Asset-Backed
Certificates, series 2006-6

Mailing Address c/o Ditech Financial, LLC FKA
GreenTree Servicing, LLC
3232 Newmark Drive
Miamisburg, OH 45342

Property Address 213 Park PL Way
Alabaster, AL 35007

Grantee's Name The Bank of New York Mellon
FKA The Bank of New York, as
trustee for the certificateholders of
CWABS Inc., Asset-Backed
Certificates, series 2006-6

Mailing Address c/o Ditech Financial, LLC FKA
GreenTree Servicing, LLC
3232 Newmark Drive
Miamisburg, OH 45342

Date of Sale 06/08/2016

Total Purchase Price \$101,550.97

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Foreclosure Bid Price _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).


Date 6/8/16

☐ Unattested

(verified by)

Print Bryan Howell, Foreclosure Specialist

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one


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