

20190409000115910  
04/09/2019 03:33:14 PM  
FCDEEDS 1/4

Send Tax Notice to:  
The Bank of New York Mellon f/k/a  
The Bank of New York as Trustee for Registered Holders of  
CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4  
c/o Carrington Mortgage Services, LLC  
1600 South Douglass Road, Suite 200-A  
Anaheim, CA 92806

Source of Title:  
Inst#20060327000140930

**MORTGAGE FORECLOSURE DEED**

**State of Alabama**  
**Shelby County**

**KNOW ALL PERSONS BY THESE PRESENTS:** That JACQUELINE N. WANJIKU AND DOMINICK K. KIMOCHU A/K/A DOMINICK K. KIMOCHU, did, on to-wit, March 24, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc., as nominee for EquiFirst Corporation, its successors and assigns, in the original principal amount of \$137,520.00, which mortgage was recorded on March 27, 2006, in Inst#20060327000140940; Final Order, recorded 1/17/19, at Inst#20190117000019570; and last assigned to The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4, by virtue of that Assignment of Mortgage, recorded in the Office of the Judge of Probate of Shelby County, Alabama, on March 20, 2017, in Inst#20170320000093230.

**WHEREAS,** default was made in the payment of the indebtedness secured by said mortgage and the said The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4 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, in accordance with the terms thereof, by publication in Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, on 2/20/19, 2/27/19, 3/6/19; and

**WHEREAS,** on March 19, 2019, the day on which the foreclosure sale was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure sale was duly and properly conducted, and The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4, did offer for sale and did sell at public outcry, in front of the courthouse door of Shelby County, Shelby, Alabama, the property hereinafter described; and

**WHEREAS**, the highest and best bid for cash obtained for the property described in the aforementioned mortgage was the bid of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4 in the amount of \$123,750.00, which sum The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4 paid, in the form of a credit against the indebtedness secured by said mortgage, and said property was thereupon sold to The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4; and

**WHEREAS**, said mortgage expressly authorized the mortgagee to bid at the said sale and purchase said property and authorized the Mortgagee or Auctioneer or any person conducting said sale for the Mortgagee to execute to the purchaser at the said sale a deed to the property so purchased;

**NOW, THEREFORE**, in consideration of the premises and payment of \$123,750.00, on the indebtedness secured by said mortgage, JACQUELINE N. WANJIKU AND DOMINICK K. KIMOCHU A/K/A DOMINICK K. KIMOCHU, acting by and through the said The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4 by Walter Dean Crawford, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and the said The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4, by Walter Dean Crawford, as said auctioneer and the person conducting the sale for the Mortgagee or Transferee of Mortgagee, and Walter Dean Crawford, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4 the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 4, according to the Survey of High Ridge Village Phase 1, as recorded in Map Book 27, Page 140, in the Probate Office of Shelby County, Alabama.**  
**The proceeds of this loan have been applied on the purchase price of the herein described property.**

**Property Known As: 106 Village Lane, Pelham, AL 35124**

**TO HAVE AND TO HOLD** the above described property unto The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4 forever; subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

**IN WITNESS WHEREOF**, the said The Bank of New York Mellon f/k/a The Bank of

New York as Trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-BC4, has caused this instrument to be executed by Walter Dean Crawford, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and in witness whereof the said undersigned has executed this instrument in his/her capacity as such auctioneer on this the 3 day of April, 2019.

JACQUELINE N. WANJIKU AND DOMINICK K.  
KIMochu A/K/A DOMINICK K. KIMochu

Mortgagors

By: The Bank of New York Mellon f/k/a The Bank of  
New York as Trustee for Registered Holders of CWABS,  
Inc., Asset-Backed Certificates, Series 2006-BC4  
Mortgagee or Transferee of Mortgagee

By: [Signature]  
As Auctioneer and the person conducting  
said sale for the Mortgagee or Transferee  
of Mortgagee – Walter Dean Crawford

**State of Alabama**  
**Shelby County**

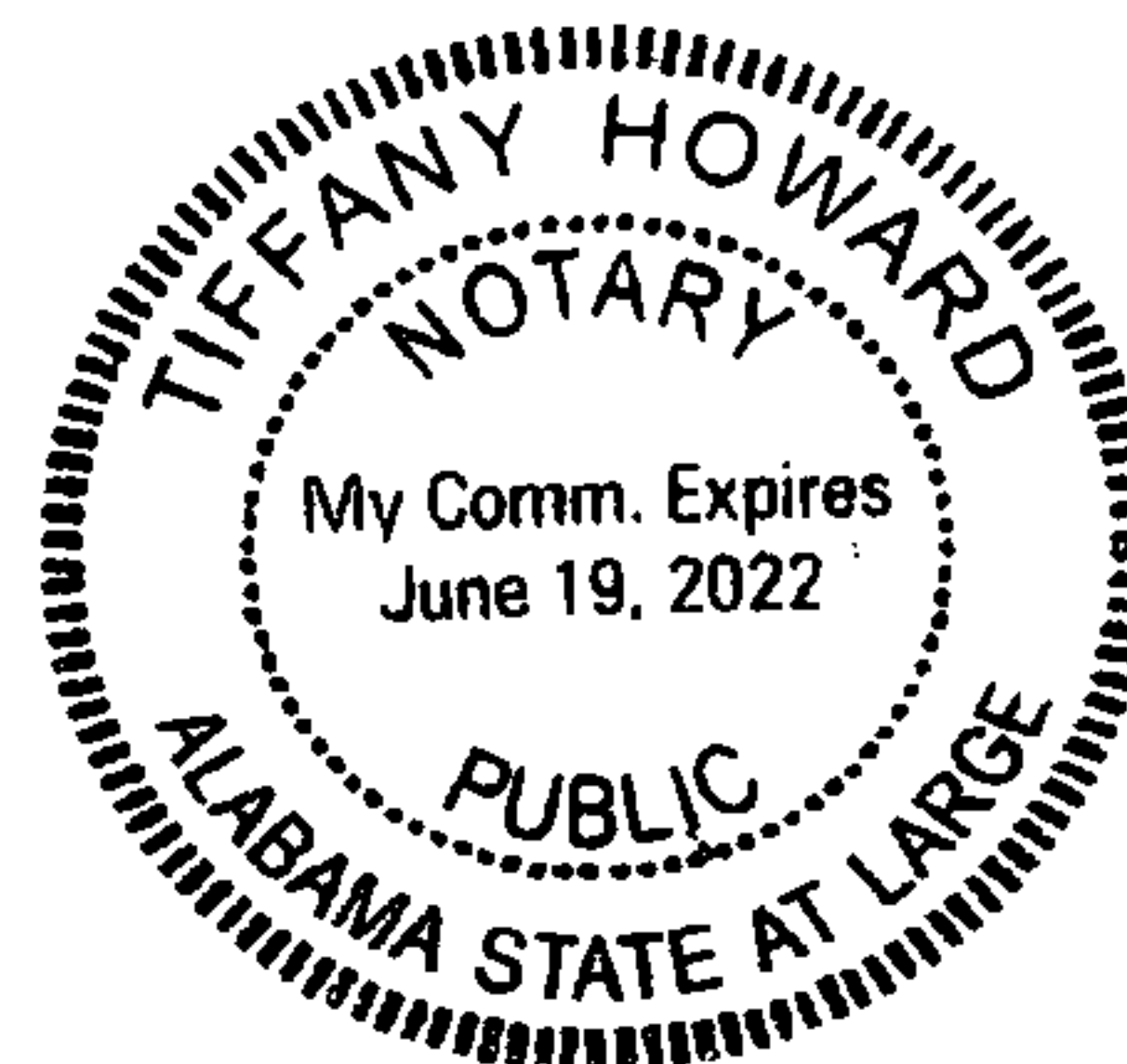
I, the undersigned, a Notary Public in and for said State and County, hereby certify that Walter Dean Crawford, whose name as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, in the capacity as such Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and with full authority executed this instrument voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of April, 2019.

[Signature]  
Notary Public  
My Commission Expires: 06/19/22

THIS INSTRUMENT WAS PREPARED BY:

Name: ROBERT J. SOLOMON  
Address: SOLOMON | BAGGETT, LLC  
3763 Rogers Bridge Road  
Duluth, Georgia 30097







Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/09/2019 03:33:14 PM  
\$30.00 JESSICA  
20190409000115910

*Allen S. Byrd*

20190409000115910 04/09/2019 03:33:14 PM FCDEEDS 4/4

**Real Estate Sales Validation Form**

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

Grantor's Name	JACQUELINE N. WANJIKU & DOMINICK K. KIMOCHU	Grantee's Name	The Bank of New York Mellon
Mailing Address	106 Village Lane Pelham, AL 35124	Mailing Address	c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A Anaheim, CA 92806
Property Address	106 Village Lane Pelham, AL 35124	Date of Sale	3/19/2019
		Total Purchase Price	\$ 123,750.00
		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

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

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 4/9/2019

Print Robert J. Solomon, Attorney

Unattested

*KA*  
(verified by)

Sign

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

**Form RT-1**