

SEND TAX NOTICE TO:

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as
Trustee for CWHEQ Home Equity Loan Asset Backed Certificates, Series 2006-S4
8950 Cypress Waters Blvd.
Coppell, TX 75019

STATE OF ALABAMA
COUNTY OF SHELBY

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Ike M. Ijemere and Nancy I. Ijemere executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Home Capital Inc., which said mortgage was dated June 28, 2006 and was recorded July 6, 2006 in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 20060706000324510 said mortgage having subsequently been transferred and assigned to THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for CWHEQ Home Equity Loan Asset Backed Certificates, Series 2006-S4, by instrument recorded on October 12, 2022, Instrument Number 20221012000387280, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Mortgagee/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 of 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 Mortgagee/Transferee, an attorney of the Mortgagee/Transferee or any person conducting said sale for the Mortgagee/Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee/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 f/k/a THE BANK OF NEW YORK as Trustee for CWHEQ Home Equity Loan Asset Backed Certificates, Series 2006-S4 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 sale of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of December 4, 2022, December 11, 2022, and December 18, 2022; and

WHEREAS, on January 5, 2023, 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 conducted, and THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for CWHEQ Home Equity Loan Asset Backed Certificates, Series 2006-S4 did offer for sale and sell at public outcry in front of the Courthouse door in Shelby County, Alabama, the property hereinafter described; and

WHEREAS, THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for CWHEQ Home Equity Loan Asset Backed Certificates, Series 2006-S4 was the highest bidder and best bidder in the amount of One Hundred Eight Thousand Two Hundred Sixty-Two And 95/100 Dollars (\$108,262.95) on the indebtedness secured by said mortgage, the said THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for CWHEQ Home Equity Loan Asset Backed

Certificates, Series 2006-S4, by and through Brock & Scott, PLLC as attorney for said Mortgagee/Transferee, does hereby grant, bargain, sell and convey unto THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for CWHEQ Home Equity Loan Asset Backed Certificates, Series 2006-S4 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 1822, according to the Survey of Eagle Point 18th Sector, as recorded in Map Book 35, Page 94 A and B, in the Probate Office of Shelby County, Alabama.

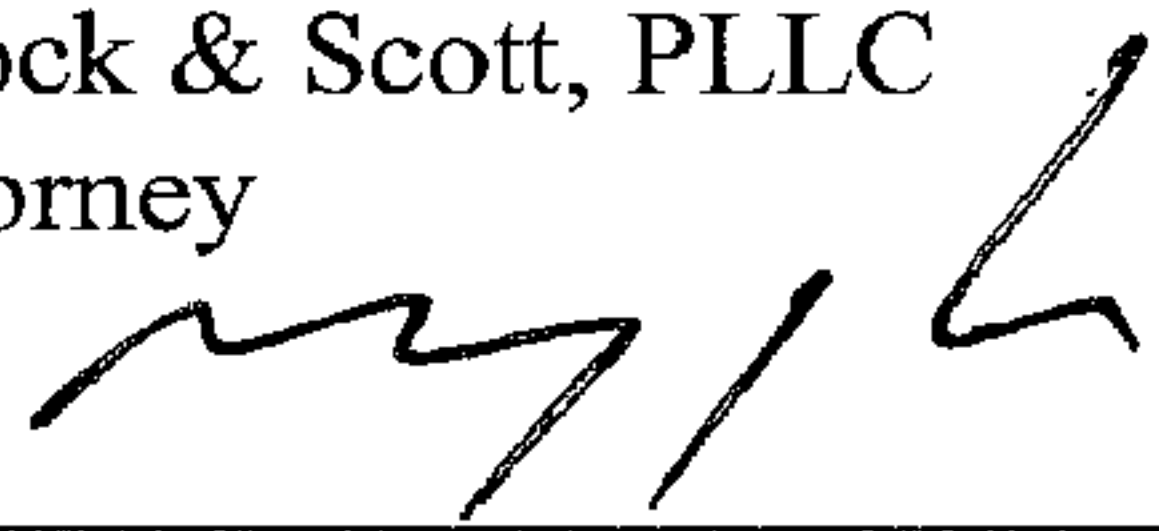
TO HAVE AND TO HOLD the above described property unto THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for CWHEQ Home Equity Loan Asset Backed Certificates, Series 2006-S4 its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure 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 f/k/a THE BANK OF NEW YORK as Trustee for CWHEQ Home Equity Loan Asset Backed Certificates, Series 2006-S4 has caused this instrument to be executed by and through Brock & Scott, PLLC, as attorney for said Mortgagee/Transferee, and has hereto set its hand and seal on this 16th day of January 2023.

THE BANK OF NEW YORK MELLON f/k/a
THE BANK OF NEW YORK as Trustee for
CWHEQ Home Equity Loan Asset Backed
Certificates, Series 2006-S4

By: Brock & Scott, PLLC

Its: Attorney

By: 

F. Wayne Keith

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. Wayne Keith, whose name as attorney of Brock & Scott, PLLC, acting in its capacity as attorney for THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for CWHEQ Home Equity Loan Asset Backed Certificates, Series 2006-S4 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 attorney and with full authority, executed the same voluntarily for and as the act of Brock & Scott, PLLC, acting in its capacity as attorney for said Mortgagee/Transferee on the day the same bears date.

Given under my hand and official seal on this the 16th day of January, 2023.

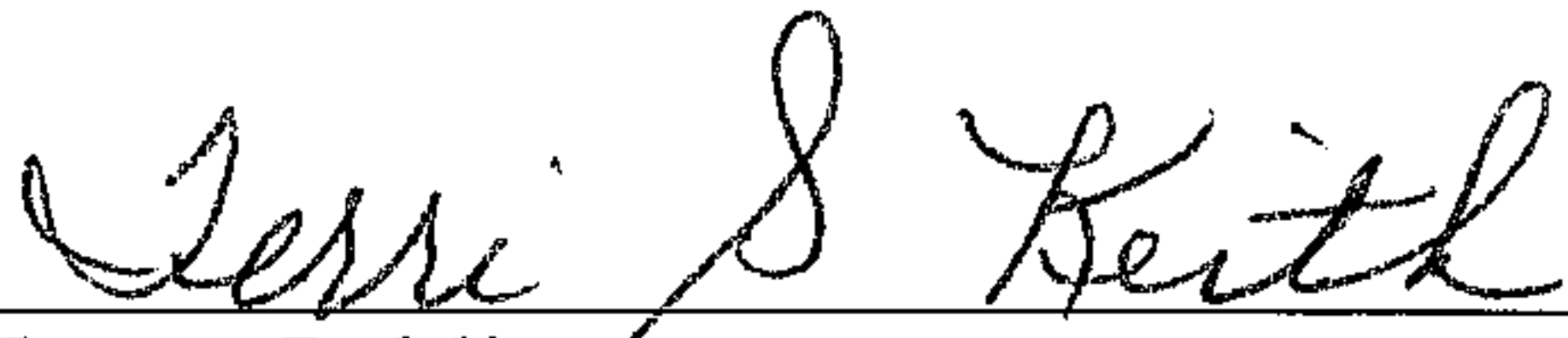
THIS INSTRUMENT PREPARED BY:

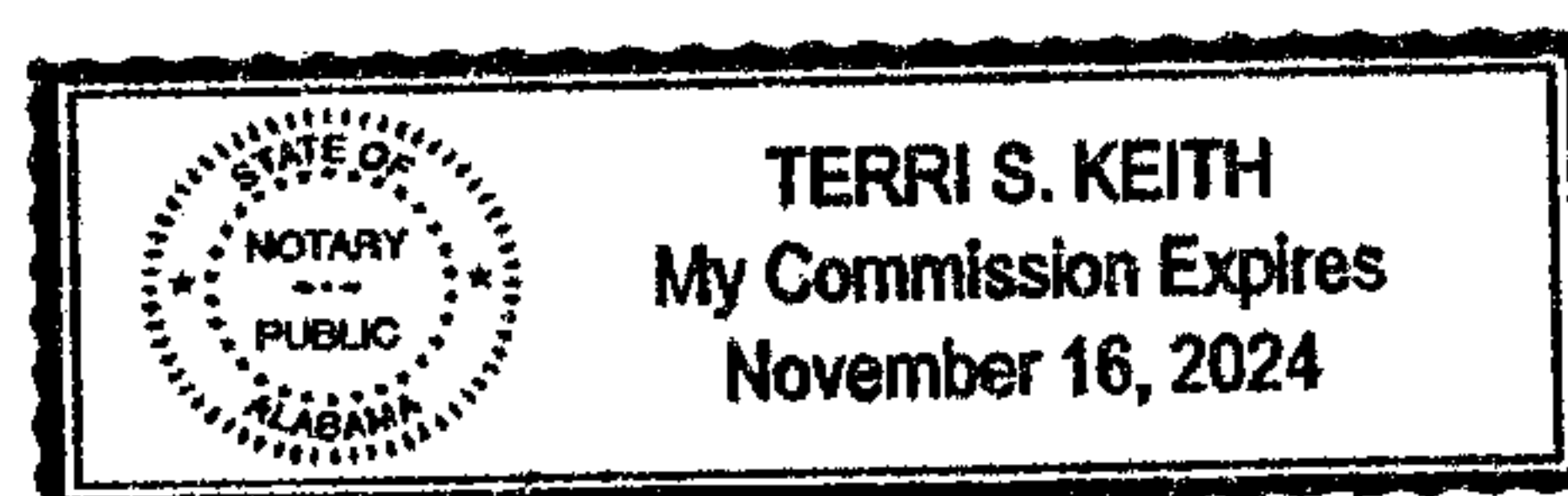
F. Wayne Keith

Law Offices of Brock & Scott, PLLC

120 Bishop Circle

Pelham, Alabama 35124


Notary Public



Real Estate Sales Validation Form

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

Grantors' Name: Ike M. Ijemere and Nancy I. Ijemere

Mailing Address: 7012 Eagle Point Trl
Birmingham, AL 35242

Grantee's Name: THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as
Trustee for CWHEQ Home Equity Loan Asset Backed Certificates, Series
2006-S4

Mailing Address: 8950 Cypress Waters Blvd.
Coppell, TX 75019

Property Address: 7012 Eagle Point Trl
Birmingham, AL 35242

Date of Transfer: January 5, 2023

Total Purchase Price: \$108,262.95

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	☐ Appraisal
☐ Sales Contract	☒ Other FCD
☐ Closing Statement	

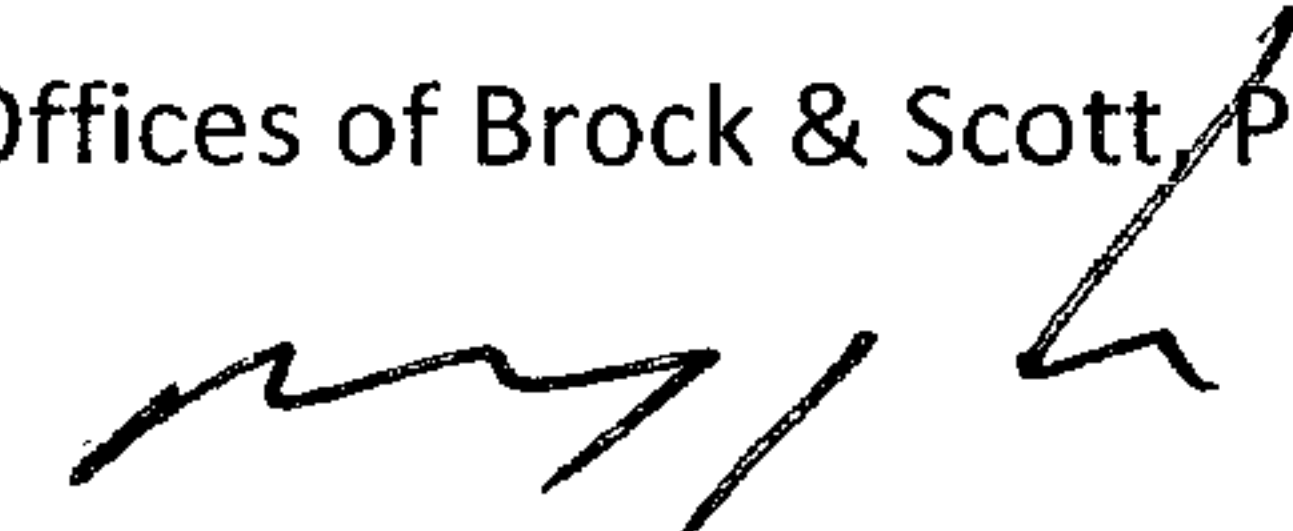
If the conveyance document presented for recordation contains all of the required information
referenced above, the filing of this form is not required.

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: January 16, 2023

Law Offices of Brock & Scott, PLLC.

Sign


F. Wayne Keith, Attorney



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2023 10:28:56 AM
\$38.00 JOANN
20230117000013170

