Davidson County DEEDTRS
Recvd: 01/30/07 09:16 3 pgs
Fees:17.00 Taxes:0.00
20070130-0012112

This instrument prepared by:
Kleinsmith & Associates, P.C.
6035 Erin Park Drive
Colorado Springs, Co 80918

(This space for recording)

DECLARATION OF VOID
SUCCESSOR TRUSTEE'S SALE
COUNTY: DAVIDSON

The undersigned Successor Trustee and Attorney for Foreclosing Creditor, being duly sworn upon his or her oath states:

1. At 10:00 a.m. on January 4, 2007, a Successor Trustee's foreclosure sale was conducted in this foreclosure. Said sale was held without knowledge of Chapter 13 Bankruptcy Case Number 07-00036 filed on January 3, 2007.

2. Said sale was held in voilation of the Bankruptcy Stay according to §362. Said sale is if not void, voidable.

3. The undersigned hereby declares the aforesaid sale void and of no effect thereby nullifying same.

KLEINSMITH & ASSOCIATES, P.C.
Attorneys for West Coast Realty Services, Inc.

By: _____
Philip M. Kleinsmith
Tennessee Bar No. 016987
6035 Erin Park Dr., Ste. 203
Colorado Springs, CO 80918
(719) 593-1970

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

On this day personally appeared before me Philip M. Kleinsmith, known to me known to be the individual in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. GIVEN under my hand and official seal on January 22, 2007. My Commission Expires: 10/21/2007

(SEAL)

ANGENETTE LINAMAN NOTARY PUBLIC STATE OF COLORADO

_____
Signature of Notary
Typed Name and Address of Notary: Angenette Linaman
6035 Erin Park Dr., #203
Colorado Springs, CO 80918

Identifying Data of Debt, the Collateral and Collateral Instrument

The Debt:

Dated.....:3/26/2004 Original Principal Balance....:$113,998.00
Original Borrower(s):Charmaine Raines
Present Borrower(s): Charmaine Raines
Original Creditor(s):Mortgage Electronic Registration Systems Inc. acting solely as Nominee for Countrywide Home Loans Inc.
Present Creditor(s):Bank of new York as Trustee for the Certificateholders of CWMBS 2004 R2

Defaults Causing Foreclosure: Non-Payment of Periodic Payments since:11/1/2005

Present Principal Balance (i.e. as of 11/1/2005)$120,597.65	Daily Interest after same date.....$ 17.58 Estimated Total Costs...$1,800.00
Attorney Fees for Completed Default Foreclosure.....$600.00	Present Value of Collateral..... $ Unknown

The Collateral:

Real Estate (Mortgaged Property or Trust Property or Property):

Assessor's Tax Parcel # :150050103
Common Description..... :2836 Creekview Dr
Nashville, TN 37217

Legal Description..... :See Exhibit "A"

Collateral Instrument (Mortgage, Deed of Trust, or Trust Indenture or Security Agreement Being Foreclosed Per Real Estate Records of County Where Real Estate is Located or other records where Collateral Instrument filed):

Dated.....:3/26/2004	Date Recorded or Filed....:4/1/2004
Recording Data.....:Ins. 20040401-0036863	Original Principal Balance: $(see above)
Original Trustee:Arnold M. Weiss	Original Mortgagee(s), Beneficiary(ies) or Secured Party(ies):Mortgage Electronic Registration Systems Inc. acting solely as Nominee for Countrywide Home Laons Inc.
Original Borrower(s), Mortgagor(s), Grantor(s) or Trustor(s): Charmaine Raines	Present Mortgagee(s), Beneficiary(ies) or Secured Party(ies):Bank of New York as Trustee for the Certificateholders of CWMBS 2004 R2
Present Borrower(s), Mortgagor(s) Trustor(s) Names & Address(es) Charmaine Raines 2836 Creekview Dr Nashville, TN 37217	Present Owner(s) of Collateral Names and Address(es) Charmaine Raines 2836 Creekview Dr Nashville, TN 37217

EXHIBIT 'A'

LANDSAFE FILE NO.: 04-8-016313B

LOAN NUMBER: 52375779

BORROWER NAME: CHARMAINE RAINES, UNMARRIED

APN NUMBER: 150-05-0,103.00

LEGAL DESCRIPTION: BEING LOT NUMBER 670 ON THE PLAN OF EDGE-O-LAKES ESTATES SECTION 16 OF RECORD IN BOOK 4175 PAGE 157 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BY WARRANTY DEED: JOE BRUCE BAKER & LINDA GALE BAKER, HUSBAND & WIFE TO CHARMAINE RAINES, AN UNMARRIED PERSON

DATED: 03/26/2004 FILE NUMBER: 20040401-0036862