Prepared by and Return to:
Rubin Lublin Suarez Serrano, LLC
One Park Place, Suite 380
6148 Lee Highway
Chattanooga, TN 37421
COUNTRYWIDE-09-32154

BILL GARRETT, Davidson County
Trans:T20100004329 DEEDTRS
Recvd: 01/22/10 10:00 8 pgs
Fees:43.00 Taxes:467.37
20100122-0005616

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER
(NAME) **The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-ABC1**	(NAME) **The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-ABC1**	
(STREET ADDRESS OR ROUTE NUMBER) **1800 Tapo Canyon Road**	(STREET ADDRESS) **1800 Tapo Canyon Road**	
(CITY) (STATE) (ZIP) **Simi Valley, CA 93063**	(CITY) (STATE) (ZIP) **Simi Valley, CA 93063**	

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on January 7, 2010, by Everett L. Hixson, Jr., Successor Trustee ("Successor Trustee").

WHEREAS, by that certain Deed of Trust dated March 30, 2006 and recorded on April 10, 2006 in **Instrument Number Page 20060410-0041041**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **Jose D. Torress Araguz and Damarys Torress** ("Borrower") conveyed to Security Escrow & Title Co., Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on March 30, 2006 (the "Note"), which obligation is presently held and owned by The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-ABC1; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the owner and holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Everett L. Hixson, Jr., was duly appointed as Successor Trustee in the place and stead of Security Escrow & Title Co., said appointment being set forth in **Instrument Number 20090925-0089290** said Register's Office; and

WHEREAS, the Successor Trustee caused notice to be published as provided in the Deed of Trust and Note in the Tennessee Tribune that the Property would be sold on January 7, 2010, at

11:00 AM at the door of the Davidson County Courthouse, Nashville Tennessee, such advertisement appearing in said newspaper on **December 17, 2009, December 24, 2009, and December 31, 2009**, a copy of such notice sent to Borrower, the current owner of the Property, and all other parties who appeared to have any interest in the Property reflected in the records of the Register's Office of Davidson County, Nashville Tennessee, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the Property for sale, and after opening the floor for competitive bids, sold said Property to The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-ABC1 at the price of **One Hundred Twenty Six Thousand Three Hundred Fifteen and 00/100 dollars ($126,315.00)**, this being the highest, last and best bid.

NOW, THEREFORE, I, Everett L. Hixson, Jr., Successor Trustee as aforesaid, in consideration of the premises and the sum of **One Hundred Twenty Six Thousand Three Hundred Fifteen and 00/100 dollars ($126,315.00)** to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-ABC1 ("Grantee"), its successors and assigns, all of my right, title and interest in and to the Property, including without limitation, the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 ON THE PLAN OF HICKORY WOODS ESTATES, SECTION C, PHASE II OF RECORD IN BOOK 9700 PAGE 952, REGISTER`S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

TAX ID # 176050B19100-CO

Property Address: 5136 Brookstone Court, Antioch, TN 37013.

Borrower's source of title is that certain Warranty Deed dated 03/20/2006 from Michael McClain and Charity McClain to Jose D. Torress Araguz of record on 04/10/2006 in Instrument Number 20060410-0041040 in said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to **(1)** any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; **(2)** any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; **(3)** any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; **(4)** applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register`s Office of Davidson County, Tennessee; **(5)** any governmental zoning and subdivision ordinances or regulations in effect thereon; **(6)** the accuracy of the Index Book of

the said Register`s Office; **(7)** any right of redemption as provided for in 26 U.S.C. § 7425(d), which the Internal Revenue Service may have with respect to the Federal tax lien attached hereto, taking into account the fact that the Internal Revenue Service has been notified of the foreclosure sale pursuant to 26 U.S.C. § 7425(c); and **(8)** any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Successor Trustee on the day and date first above written.

Everett L. Hixson, Jr.
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, of the state and county aforesaid, personally appeared Everett L. Hixson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Chattanooga, Tennessee this 7th day of January, 2010.

Carol G. Hixson
Notary Public

My commission expires:

4-18-12

CAROL G. HIXSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

The actual consideration or value, whichever is greater, for this transfer is **$126,315.00**.

Affiant

Sworn to and subscribed
before me this 7th day of January, 2010.

Carol G. Hixson
Notary Public

CAROL G. HIXSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My commission expires: 4-18-12

"Exhibit"

RUBIN LUBLIN SUAREZ SERRANO , LLC

ATTORNEYS AND COUNSELERS AT LAW
ONE PARK PLACE-SUITE 380
6148 LEE HIGHWAY
CHATTANOOGA, TN 37421
TEL (888) 890-5309
FAX (423) 296-1882

December 10, 2009

VIA UPS# 1ZA59V350197220223
Internal Revenue Service
Ellen Dolby
801 Broadway
MDP53
Nashville, Tennessee 37204

Re: Notice of Federal Tax Lien/Consent to Sell

Case Number:	**BAC-09-32154-2**
Name Per Client:	**Jose D. Torress Araguz and Damarys Torress**
SSN:	**XXX-XX-6757 / XXX-XX-6800**
Property Address:	**5136 Brookstone Court, Antioch, TN 37013**

Dear Sir or Madam:

Please file stamp one of the copies of the Notice of Federal Tax Lien and return to my office in the envelope provided. Our office will need a file stamped copy of the notice showing receipt of the document by the Internal Revenue Service.

Sincerely,

Glen D. Rubin

Enclosures

RUBIN LUBLIN SUAREZ SERRANO, LLC

ATTORNEYS AND COUNSELERS AT LAW
ONE PARK PLACE, SUITE 380
6148 LEE HIGHWAY
CHATTANOOGA, TN 37421
TEL _SITE_PHONE_
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Property Address:	**5136 Brookstone Court, Antioch, TN 37013**

Dear Sir or Madam:

I am writing to advise you that BAC HOME LOANS SERVICING, L.P. fka COUNTRYWIDE HOME LOANS SERVICING, L.P. has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on January 7, 2010. Enclosed is a copy of the Notice of Sale Under Power which is being published in the Davidson County legal newspaper. The recording information for the Security Deed and subsequent assignments, as well as the terms of sale and additional information, can be found in this notice.

The title search of the Davidson County records indicates that federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required by law, we have attached a copy of the specific federal tax lien(s) found. We are not certain but believe that the parties named in the federal tax lien are the same as the above-referenced borrowers Social Security Numbers, Jose D. Torress Araguz XXX-XX-6757 Damarys Torress XXX-XX-6800 , or other predecessors in title.

The unpaid principal balance of the loan against the above-referenced property is approximately $158,440.44. Interest through the sale date is approximately $2,033.32. Costs associated with the sale should be approximately $590.00 and the attorney fees will range from $500.00 to the maximum allowable by Tennessee law.

If you should have any questions about this matter, please do not hesitate to contact this office at (888) 890-5309.

Sincerely,

RUBIN LUBLIN SUAREZ SERRANO, LLC

By: _____
Foreclosure Counsel

Enclosures
1. Notice of Sale
2. Copies of Federal Tax Liens

cc: BAC

1916

Form 668 (Y)(c)
(Rev. October 2000)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #8
Lien Unit Phone: (615) 250-5934

Serial Number
620386328

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer JOSE & MARIA G ARAGUZ

Residence
PO BOX 275
GALLATIN, TN 37066-0275

Davidson County LIENFIL
Rcpt#: 02/28/03 10:54 1pgs
Fees:12.00 Taxes:0.00
[redacted]
20030220-0022496

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/1995	[redacted]-8536	09/20/1999	10/20/2009	4920.26

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 4920.26

This notice was prepared and signed at Nashville, TN, on this, the 10th day of February, 2003.

Signature
for JENNIFER ALLEN

Title
REVENUE OFFICER
(615) 250-5922

28-15-1421

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 10-00)
CAT. NO 60025X

UPS Internet Shipping: View/Print Label

1. **Print the label(s):** Select the Print button on the print dialog box that appears. Note: If your browser does not support this function select Print from the File menu to print the label.

2. **Fold the printed label at the solid line below.** Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.

3. **GETTING YOUR SHIPMENT TO UPS**
   Customers without a Daily Pickup
   - Schedule a same day or future day Pickup to have a UPS driver pickup all of your Internet Shipping packages.
   - Hand the package to any UPS driver in your area.
   - Take your package to any location of The UPS Store®, UPS Drop Box, UPS Customer Center, UPS Alliances (Office Depot® or Staples®) or Authorized Shipping Outlet near you. Items sent via UPS Return Services℠ (including via Ground) are also accepted at Drop Boxes.
   - To find the location nearest you, please visit the 'Find Locations' Quick link at ups.com.

   Customers with a Daily Pickup
   - Your driver will pickup your shipment(s) as usual.

FOLD HERE

