

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7, a corporation duly established under the laws of the United States and having its usual place of business at 4708 Mercantile Drive North, Fort Worth, TX 76137, current holder of a mortgage from Deborah L.Malo a/k/a Deborah Malo to Mortgage Electronic Registration Systems, Inc. as Nominee for Accredited Home Lenders, Inc., dated April 13, 2007, and recorded with the Worcester County (Southern District) Registry of Deeds at Book 41010, Page, 92, by the power conferred by said mortgage and every other power, for **One Hundred Seventy Thousand Dollars and 00/100 (\$170,000.00)** paid, grants to **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7**, the premises conveyed by said mortgage subject to all outstanding tax titles, municipal, or other public taxes, assessments or liens, if any. The transfer of the within named real estate does not constitute all or substantially all of the assets of the grantor in Massachusetts.

WITNESS the execution and the corporate seal of said corporation this 7 day of April, 2010.



Bk: 45772 Pg: 91
Page: 1 of 3 05/07/2010 02:19 PM

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7

By its Attorney-in-Fact
Saxon Mortgage Services, Inc.

By: Regina Alexander
Title: Assistant Vice President

State of Texas

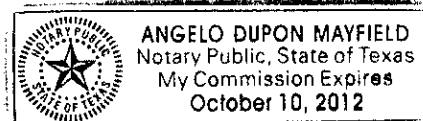
County Tarrant, ss

On April 7, 2010 before me, Angelo Dupon Mayfield, personally appeared Regina Alexander who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and subscribed and sworn to the above and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas, that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Angelo Dupon Mayfield
Notary Public



Notary Public Seal

Property Address: 64 North Avenue, Mendon, MA 01756

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/07/2010 02:19 PM
Ctrl# 093707 00217 Doc# 00047377
Fee: \$775.20 Cons: \$170,000.00

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

* see Limited Power of Attorney at Book 45550, Page 343
** For signing authority, see Book 44035, Page 299

AFFIDAVIT

I, Regina Alexander, Assistant Vice President of Saxon Mortgage Services, Inc. as Attorney-in-fact for **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7**, with an address of 4708 Mercantile Drive North, Fort Worth, TX 76137, make under oath and say that the principal and interest obligation mentioned in the mortgage referenced in the Foreclosure Deed recorded herewith were not paid or tendered or performed when due or prior to the sale, and that Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7, caused to be published for three consecutive weeks commencing on February 2, 2010, February 9, 2010, February 16, 2010, in the Milford Daily News, a newspaper published or by its title page purporting to be published in Milford, MA, and having a general circulation in Mendon, MA, a notice of which the following is a true copy, (See attached Exhibit A)

I also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by mailing the required notices certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed, the sale was postponed by public proclamation to **March 18, 2010, at 02:00 PM**, upon the mortgaged premises, at which time and place, upon the mortgaged premises, **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7**, sold the mortgaged premises at public auction by Dan Wiener, a duly licensed auctioneer, of Liberty Auctions to **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7**, for **One Hundred Seventy Thousand Dollars and 00/100 (\$170,000.00)** bid by **Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7**, being the highest bid made therefor at said auction.

Deutsche Bank National Trust Company, as
Trustee for Morgan Stanley ABS Capital I
Inc. Trust 2007-HE7
By its Attorney-in-Fact
Saxon Mortgage Services, Inc.

By: Regina Alexander
Title: Regina Alexander
Assistant Vice President

46550/393
44035/299

County Tarrant, ss

State of Texas

On April 7, 2010 before me, Angelo Dupon Mayfield, personally appeared Regina Alexander who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and subscribed and sworn to the above and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas, that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Angelo Dupon Mayfield
Notary Public

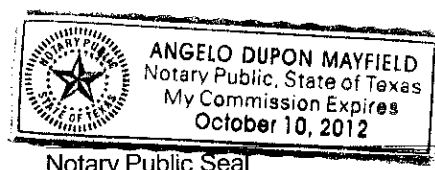


EXHIBIT A

64 NORTH AVE.

**LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE
OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Deborah L. Malo to Mortgage Electronic Registration Systems, Inc. as Nominee for Accredited Home Lenders, Inc., dated April 13, 2007 and recorded with the Worcester County (Southern District) Registry of Deeds in Book 41010, Page 92, of which mortgage Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7 is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 PM on February 23, 2010, on the mortgaged premises located at 64 North Avenue, MENDON, MA 01756, all and singular the premises described in said mortgage, TO WIT: The land with the buildings thereon situated on 64 North Avenue, Town of Mendon, County of Worcester, Commonwealth of Massachusetts, being shown as Lot B on a plan prepared by Paul V. Swanson for Eric Swanson, et ux, dated September 30, 1967, said plan is recorded with the Worcester District Registry of Deeds in Plan Book 313, Plan 84, and further described as follows: Beginning at a point 124.75 +/- from a concrete bound in the westerly location line of said Avenue as laid out by the County of Worcester in 1952; thence continuing N. 71° 40' E. 46.10 feet to a corner; thence N. 20° 00' W. by land now or formerly of Barrows 99.95 feet to a corner; thence S. 60° 00' W. 46.79 feet to a corner; and thence S. 20° 00' E. 90.48 feet to the place of beginning. Said Lot contains approximately 4,423.89 square feet of land.

For mortgagor's title see deed recorded with the Worcester County (Southern District) Registry of Deeds in Book 39589, Page 285. These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, right of ways, covenants, liens or claims in the nature of liens,

improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed. TERMS OF SALE: A deposit of TEN THOUSAND DOLLARS (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Ablitt Law Offices, P.C., 304 Cambridge Road, Woburn, Massachusetts 01801; other terms and conditions will be provided at the place of sale. The description of the premises contained in said mortgage shall control in the event of an error in this publication. OTHER TERMS, IF ANY, TO BE ANNOUNCED AT THE SALE. Present holder of said mortgage, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-HE7 By its Attorneys, Ablitt Law Offices, 304 Cambridge Road, Woburn, Massachusetts 01801 Telephone: 781-246-8995 Fax: 781-246-8994
2/2/2010 2/9/2010 2/16/2010
182.0402

AD#12168598
MDN 2/2, 2/29, 2/16/10