


MORTGAGE FORECLOSURE DEED


20090609000220300 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/09/2009 02:11:41 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)

Enock M. Nyakundi
0730020674

KNOW ALL MEN BY THESE PRESENTS: That Enock M. Nyakundi and Caroline Waweru, Husband and Wife did, on to-wit, the February 12, 2007, execute a mortgage to Washington Mutual Bank, which mortgage is recorded in Instrument 20070222000081640; transferred and assigned to CitiBank NA, as trustee for WaMu Series 2007-HE3 Trust as recorded in 20090609000220290 et seq., in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and the said CitiBank NA, as trustee for WaMu Series 2007-HE3 Trust 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 The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 6, 13, 20, 2009; and

WHEREAS, on the June 4, 2009, the day on which the foreclosure sale was due to be held under the terms of said notice, at 11:15 o'clock a.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and CitiBank NA, as trustee for WaMu Series 2007-HE3 Trust did offer for sale and did sell at public outcry, in front of the courthouse door of the Shelby County, Alabama, Courthouse in the City of Columbiana, 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 CitiBank NA, as trustee for WaMu Series 2007-HE3 Trust, in the amount of One Hundred Thirty-Three Thousand Two Hundred Dollars and No Cents (\$133,200.00), which sum the said CitiBank NA, as trustee for WaMu Series 2007-HE3 Trust offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said CitiBank NA, as trustee for WaMu Series 2007-HE3 Trust; and

WHEREAS, said mortgage expressly authorized the mortgagee to bid at the sale and purchase said property, if the highest bidder therefore, 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 of One Hundred Thirty-Three Thousand Two Hundred Dollars and No Cents (\$133,200.00), cash, the said Enock M. Nyakundi and Caroline Waweru, Husband and Wife, acting by and through the said CitiBank NA, as trustee for WaMu Series 2007-HE3 Trust, by Fran Clark, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said CitiBank NA, as trustee for WaMu Series 2007-HE3 Trust, by Fran Clark, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and Fran Clark, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto CitiBank NA, as trustee for WaMu Series 2007-HE3 Trust, the following described real estate situated in Shelby County, Alabama, to-wit:

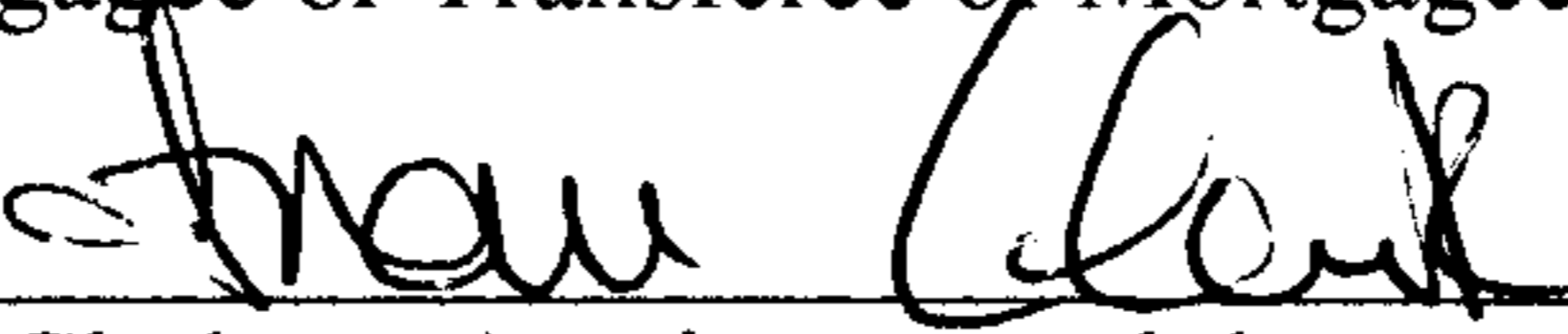
Lot 1-B according to a Resurvey of Lot One, of Magnolia Mountain, as recorded in Map Book 23, Page 136, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto CitiBank NA, as trustee for WaMu Series 2007-HE3 Trust, 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, and any taxes which may be due.


IN WITNESS WHEREOF, the said CitiBank NA, as trustee for WaMu Series 2007-HE3 Trust, has caused this instrument to be executed by Fran Clark, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said Fran Clark, has executed this instrument in his capacity as such auctioneer on this the June 4, 2009.


Enock M. Nyakundi and Caroline Waweru, Husband and Wife
Mortgagors

CitiBank NA, as trustee for WaMu Series 2007-HE3 Trust
Mortgagee or Transferee of Mortgagee

By 
Fran Clark, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

CitiBank NA, as trustee for WaMu Series 2007-HE3 Trust
Mortgagee or Transferee of Mortgagee

By 
Fran Clark, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

By 
Fran Clark, as Auctioneer and the person conducting said sale for the
Mortgagee or Transferee of Mortgagee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Fran Clark, 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, he, in his 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 that bears that same date.


Given under my hand and official seal this June 4, 2009.


NOTARY PUBLIC

MY COMMISSION EXPIRES: **MY COMMISSION EXPIRES 07-27-2011**

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
09-008520

GRANTEE'S ADDRESS
JPMorgan Chase Bank, National Association
7255 Baymeadows Way
Jacksonville, Florida 32256


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