

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Mario A. Portillo
0691061014

KNOW ALL MEN BY THESE PRESENTS: That Mario A. Portillo, a Single Person did, on to-wit, the June 19, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Sebring Capital Partners, which mortgage is recorded in Instrument # 20060712000335230; said mortgage was transferred and assigned to Bank of America, National Association as successor by merger to LaSalle Bank NA as trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE4 Trust as recorded in 20100119000016770 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 Bank of America, National Associations successor by merger to LaSalle Bank NA as trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE4 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 October 7, 14, 21, November 11, December 9, 2009; and

WHEREAS, on the January 6, 2010, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:08 o'clock a.m./p.m. between the legal hours of sale, said foreclosure sale was duly and properly conducted, and Bank of America, National Associations successor by merger to LaSalle Bank NA as trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE4 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 Bank of America, National Associations successor by merger to LaSalle Bank NA as trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE4 Trust, in the amount of One Hundred Thirty-Three Thousand Four Hundred Fifty Dollars and No Cents (\$133,450.00), which sum the said Bank of America, National Associations successor by merger to LaSalle Bank NA as trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE4 Trust offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said Bank of America, National Associations successor by merger to LaSalle Bank NA as trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE4 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 Four Hundred Fifty Dollars and No Cents (\$133,450.00), cash, the said Mario A. Portillo, a Single Person, acting by and through the said Bank of America, National Associations successor by merger to LaSalle Bank NA as trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE4 Trust, by JESSICA N. VEITCH, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said Bank of America, National Associations successor by merger to LaSalle Bank NA as trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE4 Trust, by JESSICA N. VEITCH, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and JESSICA N. VEITCH, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto Bank of America, National Associations successor by merger to LaSalle Bank NA as trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE4 Trust, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 325, according to the Map and Survey of Old Cahaba, Oak Ridge Sector, 1st Addition as recorded in Map Book 25, Page 60 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD THE above described property unto Bank of America, National Associations successor by merger to LaSalle Bank NA as trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE4 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.


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Shelby Cnty Judge of Probate, AL
01/19/2010 02:41:09 PM FILED/CERT

IN WITNESS WHEREOF, the said Bank of America, National Associations successor by merger to LaSalle Bank NA as trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE4 Trust, has caused this instrument to be executed by JESSICA N. VEITCH, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said JESSICA N. VEITCH, has executed this instrument in his capacity as such auctioneer on this the January 6, 2010.

Mario A. Portillo, a Single Person
Mortgagors

Bank of America, National Associations successor by merger to LaSalle
Bank NA as trustee for Washington Mutual Asset-Backed Certificates
WMABS Series 2006-HE4 Trust
Mortgagee or Transferee of Mortgagee
By Jessica N. Veitch
JESSICA N. VEITCH, as Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee

Bank of America, National Associations successor by merger to LaSalle
Bank NA as trustee for Washington Mutual Asset-Backed Certificates
WMABS Series 2006-HE4 Trust
Mortgagee or Transferee of Mortgagee
By Jessica N. Veitch
JESSICA N. VEITCH, as Auctioneer and the person conducting said sale
for the Mortgagee or Transferee of Mortgagee
By Jessica N. Veitch
JESSICA N. VEITCH, 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 JESSICA N. VEITCH, 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 January 6, 2010.


Susan L. Clark
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires 11/19/2011

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
09-009665

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


20100119000016780 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
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