

SEND TAX NOTICE TO:
Select Portfolio Servicing, Inc.
3815 SW Temple
Salt Lake City, UT 84115

STATE OF ALABAMA)
SHELBY COUNTY)


20150722000248620 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
07/22/2015 12:03:35 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 19th day of October, 2006, Willie Henderson and Joan Henderson, husband and wife, executed that certain mortgage on real property hereinafter described to Washington Mutual Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20061102000540800, said mortgage having subsequently been transferred and assigned to Citibank, N.A., as Trustee, in trust for registered Holders of WaMu Asset-Backed Certificates WaMu Series 2007-HE2 Trust, by instrument recorded in Instrument Number 20120926000366600, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Citibank, N.A., as Trustee, in trust for registered Holders of WaMu Asset-Backed Certificates WaMu Series 2007-HE2 Trust did declare all of the indebtedness secured by said mortgage, subject to foreclosure as



therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of June 10, 2015, June 17, 2015, and June 24, 2015; and

WHEREAS, on July 15, 2015, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Citibank, N.A., as Trustee, in trust for registered Holders of WaMu Asset-Backed Certificates WaMu Series 2007-HE2 Trust did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Red Mountain Title, LLC was the auctioneer which conducted said foreclosure sale and was the entity conducting the sale for the said Citibank, N.A., as Trustee, in trust for registered Holders of WaMu Asset-Backed Certificates WaMu Series 2007-HE2 Trust; and

WHEREAS, Citibank, N.A., as Trustee, in trust for registered Holders of WaMu Asset-Backed Certificates WaMu Series 2007-HE2 Trust was the highest bidder and best bidder in the amount of One Hundred Twenty-Two Thousand Three Hundred Sixty-One And 60/100 Dollars (\$122,361.60) on the indebtedness secured by said mortgage, the said Citibank, N.A., as Trustee, in trust for registered Holders of WaMu Asset-Backed Certificates WaMu Series 2007-HE2 Trust, by and through Red Mountain Title, LLC as auctioneer conducting said sale for said Transferee, does hereby grant, bargain, sell and convey unto Citibank, N.A., as Trustee, in trust for registered Holders of WaMu Asset-Backed Certificates WaMu Series 2007-HE2 Trust all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Carter's Addition to Scottsdale, as recorded in Map Book 32, Page 130, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto Citibank, N.A., as Trustee, in trust for registered Holders of WaMu Asset-Backed Certificates WaMu Series 2007-HE2 Trust its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded



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mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Citibank, N.A., as Trustee, in trust for registered Holders of WaMu Asset-Backed Certificates WaMu Series 2007-HE2 Trust, has caused this instrument to be executed by and through Red Mountain Title, LLC, as auctioneer conducting said sale for said Transferee, and said Red Mountain Title, LLC, as said auctioneer, has hereto set its hand and seal on this 17 day of July, 2015.

Citibank, N.A., as Trustee, in trust for registered Holders of WaMu Asset-Backed Certificates WaMu Series 2007-HE2 Trust

By: Red Mountain Title, LLC
Its: Auctioneer

By: Stanley Fowler
Stanley Fowler, Auctioneer

STATE OF ALABAMA)

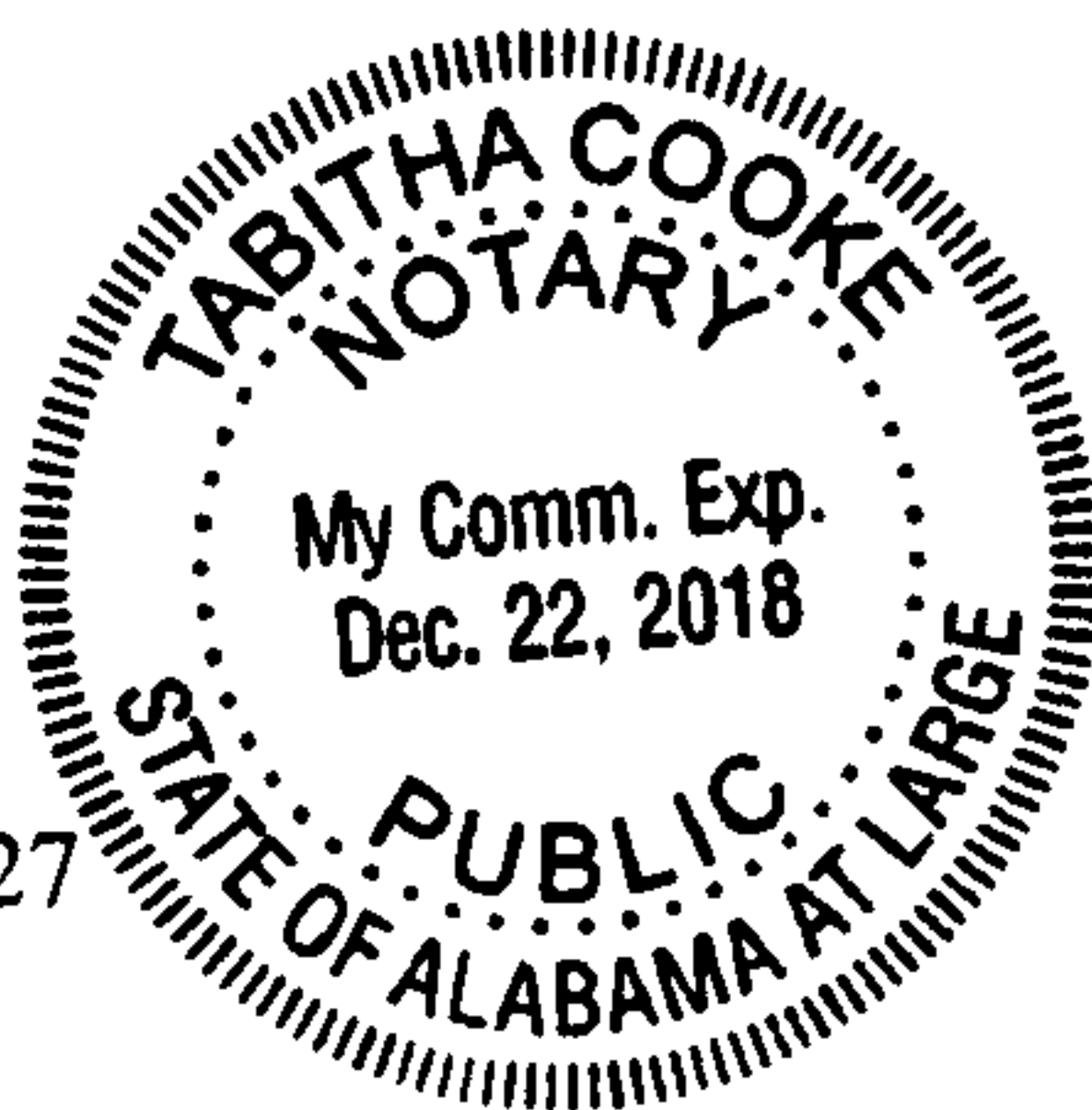
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley Fowler, whose name as auctioneer of Red Mountain Title, LLC, a limited liability company, acting in its capacity as auctioneer for Citibank, N.A., as Trustee, in trust for registered Holders of WaMu Asset-Backed Certificates WaMu Series 2007-HE2 Trust, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such auctioneer and with full authority, executed the same voluntarily for and as the act of said limited liability company, acting in its capacity as auctioneer for said Transferee.

Given under my hand and official seal on this 17th day of July, 2015.

Tabitha Cooke
Notary Public
My Commission Expires: _____

This instrument prepared by:
Rebecca Redmond
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Citibank, N.A., as Trustee, in
trust for registered Holders of
WaMu Asset-Backed Certificates
WaMu Series 2007-HE2 Trust

Grantee's Name Citibank, N.A., as Trustee, in trust
for registered Holders of WaMu
Asset-Backed Certificates WaMu
Series 2007-HE2 Trust

Mailing Address c/o Select Portfolio Servicing,
Inc.
3815 SW Temple
Salt Lake City, UT 84115

Mailing Address c/o Select Portfolio Servicing,
Inc.
3815 SW Temple
Salt Lake City, UT 84115

Property Address 1516 Mitch Lane
Alabaster, AL 35007

Date of Sale 07/15/2015

Total Purchase Price \$122,361.60

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Price

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 07/15/2015

Print Corey Johnson, Foreclosure Specialist

☐ Unattested

(verified by)

Sign Corey Johnson
(Grantor/Grantee/Owner/Agent) circle one



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