



Bk: 1378 Pg: 130 Cert#: 245593
Doc: FD 12/17/2009 10:07 AM

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 12/17/2009 10:07 AM
Ctrl# 133585 21585 Doc# 01521024
Fee: \$1,016.88 Com: \$223,000.00

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

Bank of America, National Association as successor by merger to LaSalle Bank National
Association as trustee for WMALT 2006-AR03 Trust

a corporation duly established under the laws of the State of New York and having its usual place
of business at c/o JPMorgan Chase Bank, National Association, 1111 Polaris Parkway,
Columbus, OH 43240

the current holder by assignment of a mortgage

from Daniel C. Batista and Christina Batista

to Mortgage Electronic Registration Systems, Inc.

dated February 24, 2006 and recorded with the Middlesex County (Southern District)
Registry District of the Land Court on Document No. 1404022, Certificate of Title No. 232664

, by the power conferred by said mortgage and

every other power for TWO HUNDRED TWENTY-THREE THOUSAND AND 00/100
(\$223,000.00) DOLLARS

paid, grants to Green Light Capital Inc., 46 Essex Street, Saugus, MA 01906, the premises
conveyed by said mortgage. *Established under the laws of the Commonwealth of Massachusetts*

WITNESS the execution and the corporate seal of said corporation this 2 day
of September, 2009.

Property Address: 15 Sherman Street, Everett, MA 02149

*LOT 11
2109*

[Handwritten signature]

Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMALT 2006-AR03 Trust by JPMorgan Chase Bank, National Association as Attorney in Fact*

By: *Margaret Dalton*
Margaret Dalton V.P.

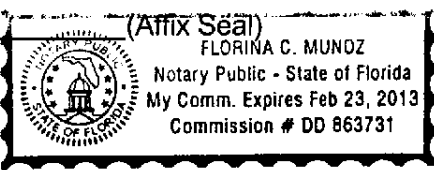
*For signatory authority see Limited Power of Attorney recorded ~~herewith~~ with the Middlesex County (Southern District) Registry of Deeds at Book 52334 Page 93
State of Florida
Duval County, ss. SEPTEMBER 2, 2009

On this 2nd day of SEPTEMBER 2009, before me, the undersigned notary public, personally appeared Margaret Dalton, proved to me through satisfactory evidence of identification, which were SELF known to me (form of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Capacity: (as Vice President of JPMorgan Chase Bank, National Association as Attorney in Fact

for Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMALT 2006-AR03 Trust)

Florina C. Munoz
Notary Signature



My commission expires: _____

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.

AFFIDAVIT

I, Barbara Hindman, of JPMorgan Chase Bank, National Association as Attorney in Fact for Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMALT 2006-AR03 Trust make oath and say that the principal and interest obligation mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMALT 2006-AR03 Trust caused to be published on July 16, 2009, July 23, 2009 and July 30, 2009 in the Everett Leader Herald News Gazette, a newspaper having a general circulation in Everett, 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, sale was postponed by public proclamation to August 25, 2009 at 2:00pm, at which time and place, upon the mortgaged premises, Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMALT 2006-AR03 Trust sold the mortgaged premises at public auction by Eve Katz, a duly licensed auctioneer, to Brendan Hartwell for TWO HUNDRED TWENTY-THREE THOUSAND AND 00/100 (\$223,000.00) DOLLARS bid by Brendan Hartwell, being the highest bid made therefor at said auction. Said bid was then

assigned by Brendan Hartwell to Green Light Capital Inc., as evidenced by assignment of bid to be recorded herewith as Exhibit 'B'.

Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMALT 2006-AR03 Trust by JPMorgan Chase Bank, National Association as Attorney in Fact*

By: Barbara Hindman
Barbara Hindman V.P.

*For signatory authority see Limited Power of Attorney recorded ~~herewith~~ with the Middlesex County (Southern District) Registry of Deeds at Book 52334 Page 93

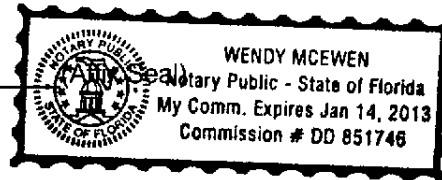
State of Florida
Duval County, ss. SEPT. 25, 2009

On this 25 day of SEPT 2009, before me, the undersigned notary public, personally appeared Barbara Hindman, proved to me through satisfactory evidence of identification, which were SELF (form of identification), to be the person whose name is signed on the preceding or attached document, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

Capacity: (as Vice President of JPMorgan Chase Bank, National Association as Attorney in Fact

for Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMALT 2006-AR03 Trust)

[Signature]
Notary Signature



My commission expires: _____

EXHIBIT A

LEGAL NOTICE NOTICE OF MORTGAGE SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Daniel Batista and Christina Batista to Mortgage Electronic Registration Systems, Inc., dated February 24, 2006 and registered with the Middlesex County (Southern District) Registry District of the Land Court as Document No. 1404022 as noted on Certificate of Title No. 232664, of which mortgage Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMALT 2006-AR03 Trust is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 12:00 p.m. on August 11, 2009, on the mortgaged premises located at 15 Sherman Street, Everett, Middlesex County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT:

The land in Everett, County of Middlesex, Massachusetts, Bounded and Described:

SOUTHEASTERLY by Sherman Street, 42.86 feet;

SOUTHWESTERLY by LOT N, as shown on said plan hereinafter mentioned 66.00 feet;

NORTHWESTERLY by Lots numbered thirteen (13) and twelve (12) on said Plan 42.86 feet;

NORTHEASTERLY by Lot L on said plan, 66.00 feet.

Said parcel is shown as Lot M on a subdivision plan filed in the Registry of Deeds for the South Registry District of Middlesex County in the Registration Book 3, Page 57 with Certificate Number 220. (plan no. 66)

There is appurtenant to said land the right to use for all purposes of a way the strip of land marked Newbury Street as shown on a plan filed in the Land

Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 1, Page 74 with Certificate Number 74.

*For a more accurate description see Deed registered with Middlesex County (Southern District) Registry District of the Land Court as Document No. 1357422, as noted on Certificate of Title No. 232664.

For mortgagors' title see deed registered with Middlesex County (Southern District) Registry District of the Land Court as Document No. 1357442, as noted on Certificate of Title No. 232664.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, 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 (\$10,000.00) Dollars 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 Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. 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.

BANK OF AMERICA,
NATIONAL ASSOCIATION
AS SUCCESSOR BY
MERGER TO LASALLE
BANK NATIONAL
ASSOCIATION AS
TRUSTEE FOR WMALT
2006-AR03 TRUST
Present holder of said
mortgage

By its Attorneys,
HARMON LAW OFFICES,
P.C.

150 California Street
Newton, MA 02458
(617) 558-0500
200707-1275 - GRY

July 16, 2009

July 23, 2009

July 30, 2009

ASSIGNMENT OF BID

December 11, 2009

Pennington, ss.

For good and valuable consideration, I, Brendan Hartwell, hereby assign my bid and all of its right, title and interest in and to and under a Memorandum of Sale of Real Property by Auctioneer, dated August 25, 2009 in connection with premises situated at 15 Sherman Street, Everett, MA 02149 which is the subject of a mortgage given Daniel C. Batista and Christina Batista to Mortgage Electronic Registration Systems, Inc. dated February 24, 2006 and recorded with Middlesex County (Southern) Registry District of the Land Court on Document No. 1404022, Certificate of Title No. 232664 to:

Green Light Capital Inc.
46 Essex Street, Saugus, MA 01906

This Assignment is made without recourse, and subject to all terms and conditions contained in the said Memorandum of Sale, and Additional Terms, and Notices of Mortgagee's Sale of Real Estate.

By: Brendan Hartwell

[Handwritten Signature]

Mumfret, ss.

, 2009

On this 11 day of December 2009, before me, the undersigned notary public, personally appeared BRENDAN HARTWELL, proved to me through satisfactory evidence of identification, which were license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

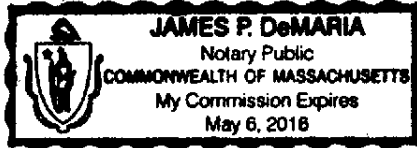
[Handwritten Signature]

(Affix Seal)

Notary Signature

My commission expires: _____

200707-1275



DOCUMENT 01521024

Southern Middlesex Land Court
REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Dec 17, 2009 at 10:57 AM

Document Fee:

1,200

Receipt Total:

\$1,441.88

NEW: CERT 245593 BK 0137

OLD: CERT 232664 BK 1293

