

# EXHIBIT D

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

IndyMac Bank, F.S.B. as Trustee under the Pooling and Servicing Agreement Series BSALTA 2006-4 a corporation duly established under the laws of the United States and having its usual place of business at 155 North Lake Ave (3rd Floor), Pasadena, CA 91101, current holder of a mortgage from Richard P. Lotfy to Mortgage Electronic Registration Systems, Inc., as nominee for IndyMac Bank, F.S.B. dated May 12, 2006 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 38967, Page 279 by the power conferred by said mortgage and every other power, for Two Hundred Seventy Four Thousand Four Hundred Fifty Five Dollars and 00/100 (\$274,455.00) paid, grants to IndyMac Bank, F.S.B. as Trustee under the Pooling and Servicing Agreement Series BSALTA 2006-4, 155 North Lake Avenue, Pasadena CA 91101, 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.

Property Address: 145 Hazel Street, Uxbridge, MA 01569

WITNESS the execution and the corporate seal of said corporation this 5 day of November, 2007.

IndyMac Bank, F.S.B. as Trustee under the Pooling and Servicing Agreement Series BSALTA 2006-4



Bk: 42172 Pg: 27  
Page: 1 of 3 12/10/2007 03:29 PM WD

By: Erica Johnson - Seck  
Vice President

The State of Texas

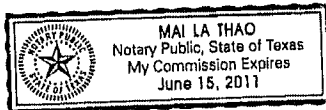
County Williamson, ss

November 5, 2007

Then personally appeared the above-named Erica Johnson-Seck, Vice President of IndyMac Bank, F.S.B. as Trustee under the Pooling and Servicing Agreement Series BSALTA 2006-4, acknowledged the foregoing instrument to be the free act and deed of IndyMac Bank, F.S.B. as Trustee under the Pooling and Servicing Agreement Series BSALTA 2006-4, before me.

Mai L. Thao

Mai L. Thao, Notary Public



My commission expires: 6/15/2011

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/10/2007 03:29 PM  
Ctrl# 070906 26660 Doc# 00157225  
Fee: \$1,251.72 Cons: \$274,455.00

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.

B PD

AFFIDAVIT

I, Erica Johnson-Seck, Vice President of **IndyMac Bank, F.S.B. as Trustee under the Pooling and Servicing Agreement Series BSALTA 2006-4**, 155 North Lake Avenue, Pasadena CA 91101, 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 IndyMac Bank, F.S.B. as Trustee under the Pooling and Servicing Agreement Series BSALTA 2006-4, caused to be published on July 18, 2007, July 25, 2007, and August 1, 2007, in the Worcester Telegram and Gazette, a newspaper published or by its title page purporting to be published in Uxbridge, MA, and having a circulation in Uxbridge, 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 on August 8, 2007 at 3:00 P.M., at which time and place, sold the mortgaged premises at public auction by James Mahoney, a duly licensed auctioneer, of Liberty Auctions., to **IndyMac Bank, F.S.B. as Trustee under the Pooling and Servicing Agreement Series BSALTA 2006-4**, 155 North Lake Avenue, Pasadena CA 91101 for **Two Hundred Seventy Four Thousand Four Hundred Fifty Five Dollars and 00/100 (\$274,455.00)** bid by **IndyMac Bank, F.S.B. as Trustee under the Pooling and Servicing Agreement Series BSALTA 2006-4**, 155 North Lake Avenue, Pasadena CA 91101, being the highest bid made therefor at said auction.

IndyMac Bank, F.S.B. as Trustee under the Pooling and Servicing Agreement Series BSALTA 2006-4

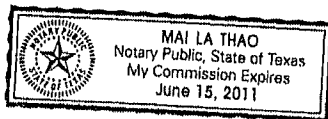
By: Erica Johnson-Seck  
Vice President

The State of Texas

County Williamson, ss

November 5, 2007

Then personally appeared the above-named Erica Johnson-Seck, Vice President of IndyMac Bank, F.S.B. as Trustee under the Pooling and Servicing Agreement Series BSALTA 2006-4, acknowledged the foregoing instrument to be the free act and deed of IndyMac Bank, F.S.B. as Trustee under the Pooling and Servicing Agreement Series BSALTA 2006-4, before me.



Mai L. Thao  
Mai L. Thao, Notary Public

My commission expires: 6/15/2011

**EXHIBIT "A"**

**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 Richard P. Lody to Mortgage Electronic Registration Systems, Inc., as nominee for IndyMac Bank, F.S.B., dated May 12, 2006 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 38967, Page 279, of which mortgage IndyMac Bank, F.S.B. as Trustee under the Pooling and Servicing Agreement Series BSALTA 2006-4 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 3:00 PM on August 8, 2007, on the mortgaged premises located at 145 Hazel Street, Uxbridge, MA 01569, all and singular the premises described in said mortgage, TO WIT:

The land with the buildings thereon, at 145 Hazel Street, Uxbridge, Worcester County, Massachusetts, situated on the north side of Hazel Street containing one acre, more or less and described as follows: Beginning at the southwesterly corner of the premises at land now or formerly on one Tomney; Thence N. 2 degrees 15' W. twenty (20) rods with the land of said Tomney to the northeast corner thereof; Thence S. 71 degrees E. Eight (8) rods to stake and stones; Thence southerly with a line parallel with the first line, twenty (20) rods, more or less, to the northerly line of said street; Thence westerly with said street, eight (8) rods, more or less, to the place of beginning. For mortgagee's No. see deed recorded with Worcester County (Worcester District) Registry of Deeds Book 38967, Page 278.

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 (\$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 **ABLITY & CHARLTON, P.C.**, 92 Montvale Avenue, Suite 2950, Stoneham, MA 02180, other terms and conditions will be printed 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, by its Attorneys, Rachel D. Costa, Esq., **ABLITY & CHARLTON, P.C.**, 92 Montvale Avenue, Suite 2950, Stoneham, MA 02180, (781) 244-8995, Dated: 07/05/2007 (122.0748/Lody/07/18/07, 07/25/07, 08/01/07/07/119)

ATTEST: WORC. Anthony J. Vigliotti, Register