

20080227000078240 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
02/27/2008 09:22:14AM FILED/CERT

SEND TAX NOTICE TO:
Homecomings Financial, LLC
1100 Virginia Drive
Fort Washington, PA 19034
(#7472315092)

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 26th day of January, 2007, Glenn Greer a married man joined by Sharon Greer his wife, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Homecomings Financial (F/K/A Homecomings Financial Network, Inc.), which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instr. No. 20070313000112430, said mortgage having subsequently been transferred and assigned to US Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2007-KS3, Pool # 40513 ("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 US Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2007-KS3, Pool # 40513 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 January 9, 2008, January 16, 2008, and January 23, 2008; and

WHEREAS, on February 5, 2008, 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 US Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2007-KS3, Pool # 40513 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, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said US Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2007-KS3, Pool # 40513; and

WHEREAS, US Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2007-KS3, Pool # 40513, was the highest bidder and best bidder in the amount of Ninety-Three Thousand Four Hundred Fifteen And 00/100 Dollars (\$93,415.00) on the indebtedness secured by said mortgage, the said US Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2007-KS3, Pool # 40513, by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto US Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2007-KS3, Pool # 40513, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Begin at a point on the North line of E 1/2 of Fractional SE 1/4, Section 20, Township 22, Range 2 West, which point is 305 feet East from the NW corner of Said E 1/2 of SE 1/4 of Section 20, Township 22, Range 2 West; from the point of beginning thus located run West on and along the said North line of Fractional SE 1/4 and North line of W 1/2 of Fractional SE 1/4 553 feet; thence South 561 feet to a point in the old road bed of the old Montevallo and Calera Public road; thence a long old road bed North 45 degrees East 802 feet to the beginning point. In the E 1/2 of Fractional SE 1/4 of Section 20, Township 22, Range 2 West in Shelby County, Alabama less and except a parcel of land in the N 1/2 of the SE 1/4, Fractional Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: From the Northwest corner of the NE 1/4 SE 1/4, Section 20, as point of beginning, run North 88 degrees 34 minutes East for 247.71 feet to a point on the Westerly right of way line of a paved public road; thence run along said road right of way line (a chord bearing and distance) South 32 degrees 21 minutes West 45.6 feet; thence continue along right of way line (a chord bearing and distance) South 22 degrees 37 minutes West for 189.2 feet to a point where said right of way line intersected by the centerline of an abandoned road commonly known as Old Montevallo-Calera Road; thence along said road centerline South 49 degrees 10 minutes West 145.5 feet to a point intersected by a fence (if extended); thence run along said fence extension, fence proper and an extension of said fence North 16 degrees 15 minutes West 313.5 feet to the North line of said 1/4-1/4 Section North 88 degrees 34 minutes East 48.3 feet to the point of beginning. All lying and being in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto US Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2007-KS3, Pool # 40513 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 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, US Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2007-KS3, Pool # 40513, has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this February 5, 2008.


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US Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2007-KS3, Pool # 40513

By: Corvin Auctioneering, LLC
Its: Auctioneer and Attorney-in-Fact

By: 
Michael Corvin, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for US Bank, N.A., as trustee for that certain pooling and servicing agreement, Series 2007-KS3, Pool # 40513, 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 member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.


Given under my hand and official seal on this February 5, 2008.



Notary Public

My Commission Expires: ~~_____~~ MY COMMISSION EXPIRES OCTOBER 26, 2011
This instrument prepared by:

Colleen McCullough
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727


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