

MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA
COUNTY OF SHELBY

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)

Kelly Rippey
6348957

KNOW ALL MEN BY THESE PRESENTS: That Kelly Rippey, an unmarried man did, on to-wit, the April 12, 2006, execute a mortgage to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Mandalay Mortgage, LLC., which mortgage is recorded in Instrument # 20060426000196640; said mortgage was transferred and assigned to HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3 as recorded in Instrument #20080617000245290 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 HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3 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 June 18, 25, July 2, 2008; and


WHEREAS, on the July 9, 2008, the day on which the foreclosure sale was due to be held under the terms of said notice, at 1:00 o'clock a.m./p.m., between the legal hours of sale, said foreclosure sale was duly and properly conducted, and HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3 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 HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3, in the amount of Two Hundred Fifty-Six Thousand Eight Hundred Eighty-Four Dollars and Thirty-Six Cents (\$256,884.36), which sum the said HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3 offered to credit on the indebtedness secured by said mortgage, and said property was thereupon sold to the said HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3; 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 Two Hundred Fifty-Six Thousand Eight Hundred Eighty-Four Dollars and Thirty-Six Cents (\$256,884.36), cash, the said Kelly Rippey, an unmarried man, acting by and through the said HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3, by MICHAEL ATCHISON, as auctioneer and the person conducting the said sale for the Mortgagee or Transferee of Mortgagee, and the said HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3, by MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, and MICHAEL ATCHISON, as said auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee, do hereby grant, bargain, sell and convey unto HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3, the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land located in the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Southwest corner of the Southwest 1/4 of Section 9, Township 21 South, Range 2 West, then run South along the East line of said 1/4-1/4 Section for 487.29 feet, more or less, to a point in the center of an unnamed gravel road; then turn an angle of 54 degrees 15 minutes 50 seconds to the right and run Southwesterly along the center line of said road for 209.0 feet to the point of beginning of a curve to the left, said curve being concave Southeasterly and having a central angle of 3 degrees 10 minutes and a radius of 453.53 feet; thence continue in a Southwesterly direction along the center line of said road and the arc of said curve for 25.06 feet, more or less, to the end of said curve and the point of beginning of a curve to the left, said curve being concave Southeasterly and having a central angle of 21 degrees 42 minutes 03 seconds and a radius of 453.53 feet; then continue in a Southwesterly direction along the center line of said road and the arc of said curve for 171.77 feet, more or less, to the end of said curve; then run on a line tangent to the end of said curve and along the center line of said road for 276.42 feet, more or less to the point on the South side of said Southwest 1/4; then turn an angle of 43 degrees 28 minutes 39 seconds to the right and run West along the South side of said 1/4-1/4 Section for 86.7 feet, more or less, to a point in the center of another unnamed gravel road, said point being the point of beginning of a curve to the left, said curve being concave Northwesterly and having a central angle of 25 degrees 34 minutes and a radius of 876.79 feet, then turn an angle of 118 degrees 04 minutes 26 seconds to the right to the tangent of said curve and turn Northeasterly along the arc of said curve and the center line of said road for 127.97 feet to the end of said curve; then run Northerly on a line tangent to the end of said curve and along the center line of said road for 588.33 feet, then turn an angle of 87 degrees 39 minutes 24 seconds to the right and run Easterly for 562.12 feet, more or less back to the point of beginning. Situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD THE above described property unto HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3, 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.

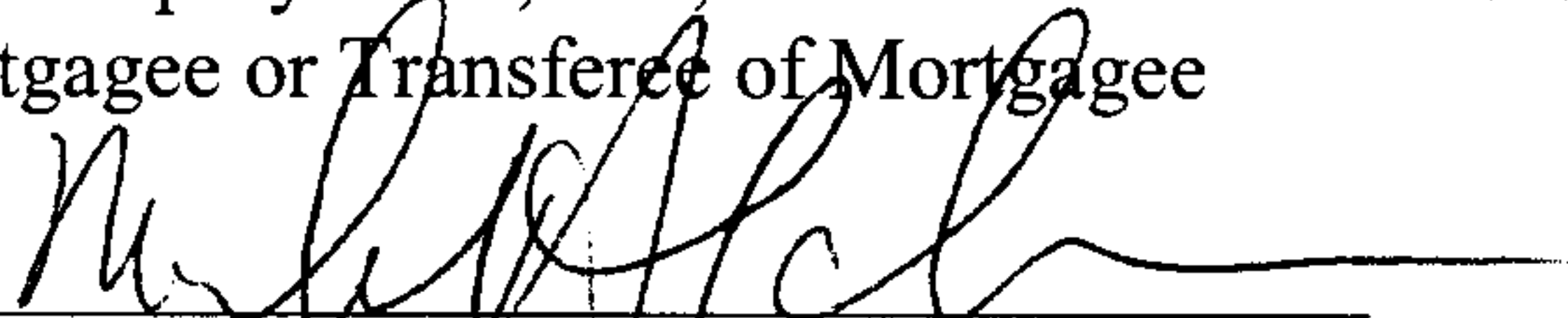
IN WITNESS WHEREOF, the said HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3, has caused this instrument to be executed by MICHAEL ATCHISON, as auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee and in witness whereof the said MICHAEL ATCHISON, has executed this instrument in his capacity as such auctioneer on this the July 9, 2008.

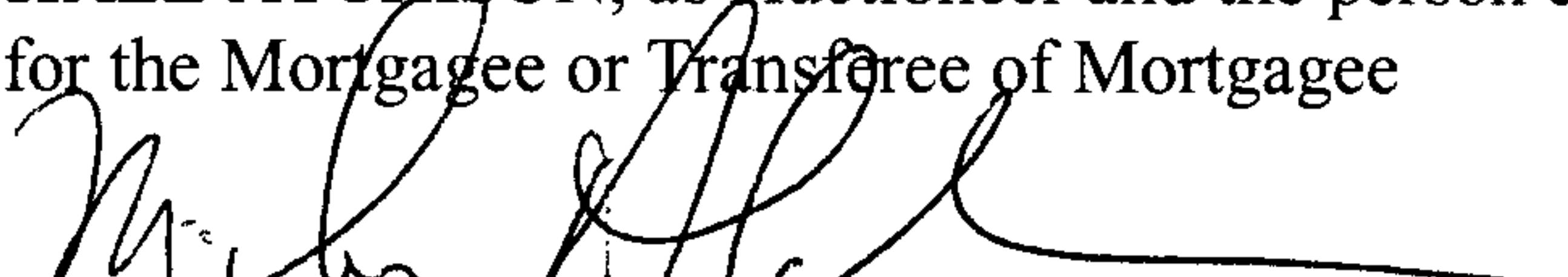
Kelly Rippey, an unmarried man
Mortgagors

HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3
Mortgagee or Transferee of Mortgagee

By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3
Mortgagee or Transferee of Mortgagee

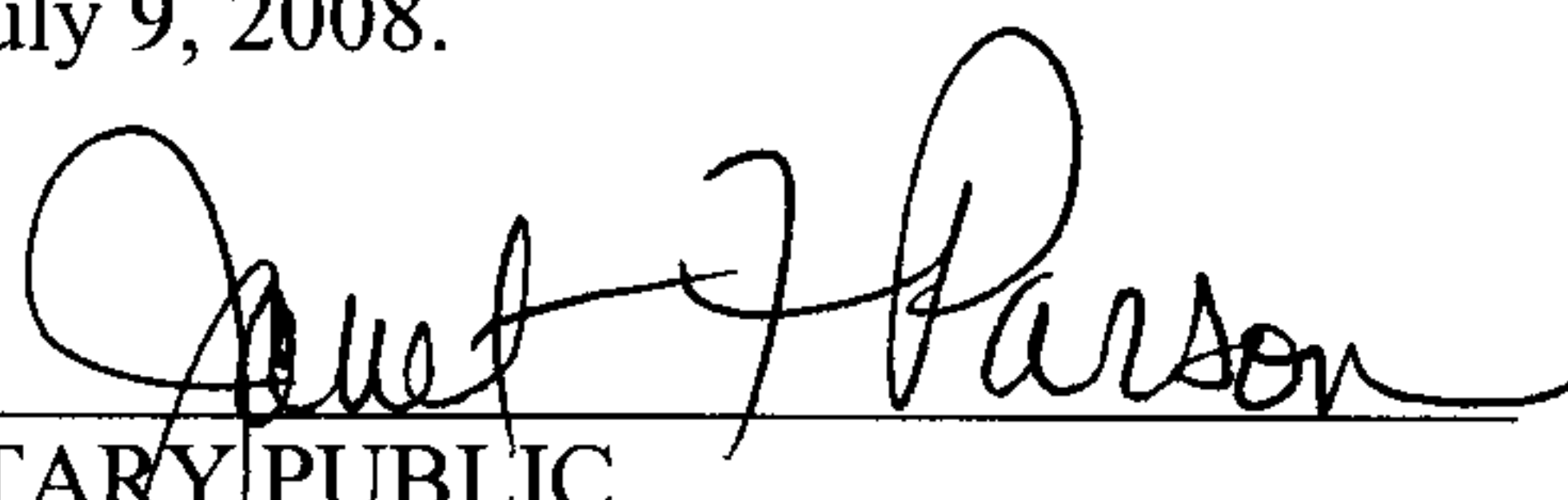
By 
MICHAEL ATCHISON, as Auctioneer and the person conducting said sale for the Mortgagee or Transferee of Mortgagee

By 
MICHAEL ATCHISON, 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 MICHAEL ATCHISON, 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 July 9, 2008.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/08

Instrument prepared by:
EDITH S. PICKETT
SHAPIRO & PICKETT, L.L.P.
651 Beacon Parkway West, Suite 115
Birmingham, Alabama 35209
07-0068

GRANTEE'S ADDRESS
Ocwen Loan Servicing, LLC
12650 Ingenuity Drive
Orlando, Florida 32826


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Shelby Cnty Judge of Probate, AL
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