


SEND TAX NOTICE TO:  
GMAC Mortgage, LLC  
GMAC, LLC  
1100 Virginia Drive  
Fort Washington, PA 19034

  
20100809000254740 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/09/2010 03:08:00 PM FILED/CERT

CM #: 149103

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 20th day of July, 2006, Erica L. Cook, a single woman, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc., solely as nominee for Ark-LA-Tex Financial Services dba Benchmark MTG, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20060808000382470 and re-recorded in Instrument Number 20060925000474100, said mortgage having subsequently been transferred and assigned to U.S. Bank, National Association as Trustee for RASC 2007-KS3, ("Transferee"); and

*Instrument Number 20100024000200950*

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 U.S. Bank, National Association, as trustee for RASC 2007-KS3 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 16, 2010, June 23, 2010, and June 30, 2010; and

WHEREAS, on July 20, 2010, 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 U.S. Bank, National Association, as trustee for RASC 2007-KS3 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, Aaron Nelson as member of AMN Consulting, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said U.S. Bank, National Association, as trustee for RASC 2007-KS3; and

WHEREAS, U.S. Bank, National Association, as trustee for RASC 2007-KS3, was the highest bidder and best bidder in the amount of Ninety-Nine Thousand Five Hundred Forty-Eight And 75/100 Dollars (\$99,548.75) on the indebtedness secured by said mortgage, the said U.S. Bank, National Association, as trustee for RASC 2007-KS3, by and through Aaron Nelson as member of AMN Consulting, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto U.S. Bank, National Association, as trustee for RASC 2007-KS3, all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Survey of Parkside, as recorded in Map Book  
22, Page 133, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD the above described property unto U.S. Bank, National Association, as trustee for RASC 2007-KS3 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, U.S. Bank, National Association, as trustee for RASC 2007-KS3, has caused this instrument to be executed by and through Aaron Nelson as member of AMN Consulting, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Nelson as member of AMN Consulting, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this July 20, 2010.

U.S. Bank, National Association, as trustee for  
RASC 2007-KS3

By: AMN Consulting, LLC  
Its: Auctioneer and Attorney-in-Fact

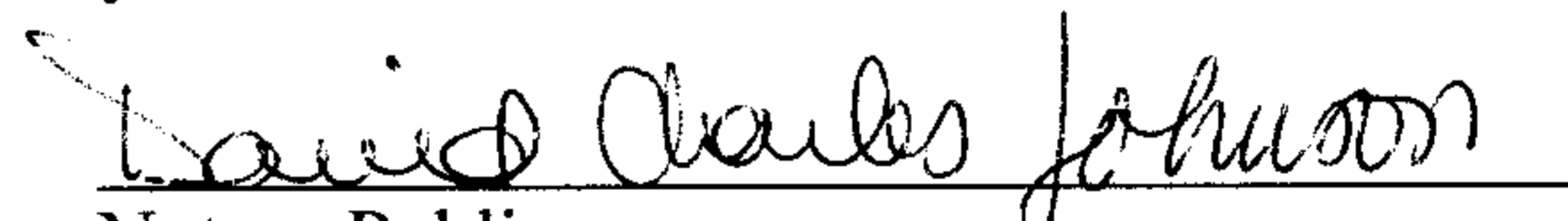
By:   
Aaron Nelson, Member

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Nelson, whose name as member of AMN Consulting, LLC acting in its capacity as auctioneer and attorney-in-fact for U.S. Bank, National Association, as trustee for RASC 2007-KS3, 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 on the day the same bears date 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 July 20, 2010.

  
Notary Public  
My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES JUNE 15, 2014

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

