



20120601000194150 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
06/01/2012 11:47:23 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Phillip Jauregui, Esq. *PH*
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICES TO:

U.S. Bank, National Association
1661 Worthington Road STE 100
West Palm Beach, FL 33409

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on January 11, 2006, Gary Morgan and Amy Morgan, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems Inc., as nominee for SouthStar Funding, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No., 20060127000046190; and subsequently transferred and assigned to Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006 GSAMP Trust 2006-HE3, and said assignment being recorded in Instrument No., 20100813000260330; and subsequently transferred and assigned to U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006, GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3, and said assignment being recorded in Instrument No., 20120109000009680; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Columbiana, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 mortgagee or any person

conducting said sale for the mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the mortgagee may bid at the sale and purchase said property if the highest bidder therefore; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006, GSAMP Trust 2006-HE3, Mortgage Pass-Through 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 by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of April 18, 2012, April 25, 2012, and May 2, 2012; and

WHEREAS, on May 11, 2012, 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 and properly conducted, and Dorothy Veitch did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Dorothy Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006, GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006, GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3, in the amount of \$65,000.00, which sum of money U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of



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May 1, 2006, GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3 offered to credit on the indebtedness secured by said mortgage, and the said U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006, GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3, by and through Dorothy Veitch, as Auctioneer conducting said sale and as Attorney-in-Fact for U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006, GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006, GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3, the following described property situated in Shelby County, Alabama, to-wit:

Lot 53, according to the survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006, GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3 and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006, GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3 and Gary Morgan and Amy Morgan have caused this instrument to be executed by and through Dorothy Veitch, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Dorothy Veitch, as Auctioneer conducting said sale on May 11, 2012.

