

Send Tax Notice To:


U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan
Trust 2007-WFHE3, Asset-Backed Pass-Through Certificates, Series 2007-
WFHE3
c/o Wells Fargo Bank, N. A.
2324 Overland Avenue
MAC#B6955-01C
Billings, MT 59102

When Recorded Return to:

David Sigler, Esq.
Morris|Hardwick|Schneider, LLC
One Independence Plaza, Suite 416
Birmingham, AL 35209

STATE OF ALABAMA)

COUNTY OF SHELBY)


20140218000044570 1/5 \$31.00
Shelby Cnty Judge of Probate, AL
02/18/2014 02:07:23 PM FILED/CERT

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, heretofore, on, to-wit: the 4th day of August, 2006, Ralph Lucas and wife Myra Lucas, executed that certain mortgage on real property hereinafter described to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Citizens Bank, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 20060809000387050, said mortgage having subsequently been transferred and assigned to U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE3, Asset-Backed Pass-Through Certificates, Series 2007-WFHE3 ("Transferee"), by instrument executed on March 19, 2012 and recorded on March 26, 2012 as Instrument Number 20120326000102220, in the aforesaid Probate Office; 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 the same, the Transferee or any person conducting said sale for the Transferee was authorized to execute

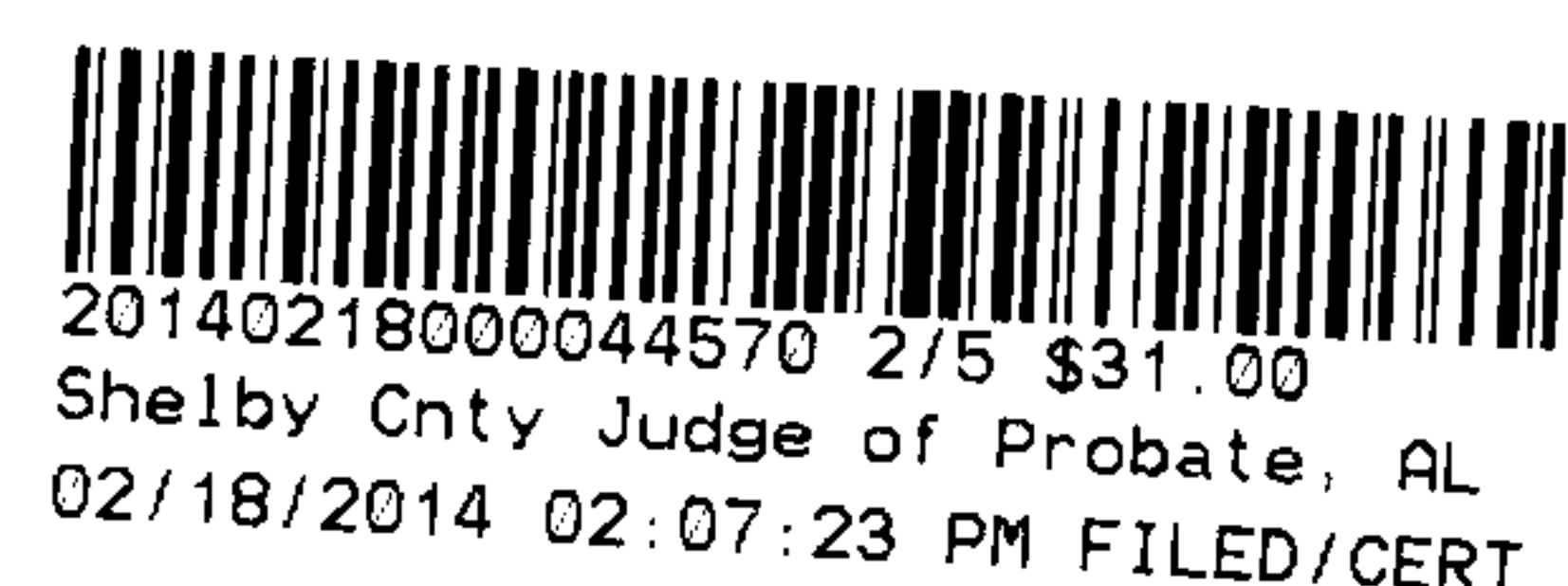
title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

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 Citigroup Mortgage Loan Trust 2007-WFHE3, Asset-Backed Pass-Through Certificates, Series 2007-WFHE3 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 October 30, 2013, November 6, 2013, November 13, 2013; and

WHEREAS, on January 15, 2014, 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 Citigroup Mortgage Loan Trust 2007-WFHE3, Asset-Backed Pass-Through Certificates, Series 2007-WFHE3 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, David Sigler was the auctioneer and the person conducting the sale for said U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE3, Asset-Backed Pass-Through Certificates, Series 2007-WFHE3; and

WHEREAS, U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE3, Asset-Backed Pass-Through Certificates, Series 2007-WFHE3, was the highest bidder and best bidder in the amount of Eighty-Seven Thousand Three Hundred Eighty and 39/100 Dollars (\$87,380.39) on the indebtedness secured by said mortgage, the said U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE3, Asset-Backed Pass-Through Certificates, Series 2007-WFHE3, by and through David Sigler as attorney for said Transferee, does hereby convey unto U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE3,



Asset-Backed Pass-Through Certificates, Series 2007-WFHE3 all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

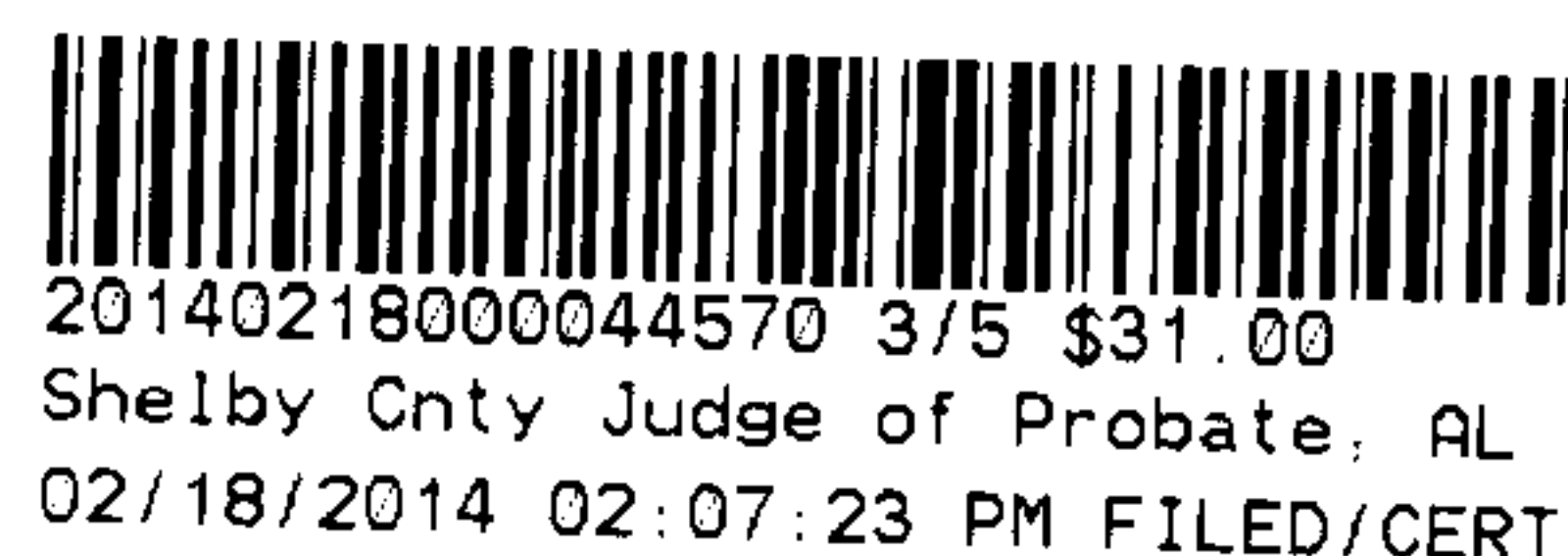
A parcel of land as situated in Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the East half of the Southwest Quarter of said Section 2; thence run South 02 deg. 02 min. 48 sec. West for a distance of 251.61 feet to the Point of Beginning; thence continue along the same course for a distance of 173.53 feet; thence run North 74 deg. 49 min. 02 sec. West for a distance of 796.29 feet; thence run North 87 deg. 37 min. 01 sec. East for a distance of 274.14 feet; thence run North 75 deg. 42 min. 07 sec. East for a distance of 112.47 feet; thence run South 71 deg. 11 min. 20 sec. East for a distance of 225.00 feet; thence run North 18 deg. 48 min. 40 sec. East for a distance of 56.00 feet; thence run South 71 deg. 11 min. 20 sec. East for a distance of 169.84 feet to the Point of Beginning. The above described property contains 1.94 acres more or less.

Also, conveyed herewith and subject to a 20' Ingress/Egress and Utility Easement being more particularly described in Deed of record in Instrument No. 20051114000595300, in the Probate Office for Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property unto U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE3, Asset-Backed Pass-Through Certificates, Series 2007-WFHE3 its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on part of the 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, right-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE3, Asset-Backed Pass-Through Certificates, Series 2007-WFHE3 has caused this indenture to be executed by and through David Sigler as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his/her hand and seal on this the 3rd day of February, 2014.



U.S. Bank National Association, as Trustee for
Citigroup Mortgage Loan Trust 2007-WFHE3, Asset-
Backed Pass-Through Certificates, Series 2007-
WFHE3

By:



David Sigler, Attorney for Transferee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Sigler whose name as Attorney for U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE3, Asset-Backed Pass-Through Certificates, Series 2007-WFHE3., 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/she as such Attorney for U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE3, Asset-Backed Pass-Through Certificates, Series 2007-WFHE3 and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

Given under my hand and seal of office this 3 day of February, 2014.




NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 15, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument prepared by:
David Sigler, Esq.
Morris|Hardwick|Schneider, LLC
1 Independence Plaza
Suite 416
Birmingham, AL 35209


20140218000044570 4/5 \$31.00
Shelby Cnty Judge of Probate, AL
02/18/2014 02:07:23 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Myra Lucas Ralph Lucas


Grantee's Name: U.S. Bank National Association, as
Trustee for Citigroup Mortgage Loan Trust
2007-WFHE3, Asset-Backed Pass-
Through Certificates, Series 2007-WFHE3

Mailing Address: 9223 Highway 155
Montevallo, AL 35115-4442

Mailing Address: 2324 Overland Avenue
MAC#B6955-01C
Billings, MT 59102

Property Address: 9223 Highway 155
Montevallo, AL 35115-4442

Date of Sale: January 15, 2014


20140218000044570 5/5 \$31.00
Shelby Cnty Judge of Probate, AL
02/18/2014 02:07:23 PM FILED/CERT

Total Purchase Price \$ 87,380.39
or \$ _____
Actual Value
or \$ _____
Assessor's Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Foreclosure Bid Amount

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print JACLYN COLLE

Unattested _____
(verified by)

Sign Jaclyn Colli
Grantee