

**THIS INSTRUMENT WAS PREPARED  
BY:**

David Sigler, Esq.  
244 Inverness Center Dr  
Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICES TO:**

U.S. Bank National Association, as Trustee  
for Residential Asset Securities Corporation,  
Home Equity Mortgage Asset-Backed Pass-  
Through Certificates, Series 2007-KS3  
1661 Worthington Rd.  
Suite 100  
West Palm Beach, FL 33409

**GRANTOR**

Lasonjia Hoyett  
2731 Wellington Drive  
Pelham, AL 35124

Nicholas L. Hoyett  
2731 Wellington Drive  
Pelham, AL 35124

**GRANTEE**

U.S. Bank National Association, as Trustee  
for Residential Asset Securities Corporation,  
Home Equity Mortgage Asset-Backed Pass-  
Through Certificates, Series 2007-KS3  
1661 Worthington Rd.  
Suite 100  
West Palm Beach, FL 33409

Property Address: 2731 Wellington Drive, Pelham, AL 35124

Purchase Price: \$154,000.00\*\*\*Mortgagee credit\*\*\*

Sale Date: November 28, 2017

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on October 3, 2006, Lasonjia Hoyett and Nicholas L. Hoyett, husband and wife, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc., as a nominee for CharterWest Mortgage, LLC., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number, 20061012000506590; and subsequently transferred and assigned to US Bank National Association as Trustee for RASC 2007KS3, and said assignment being recorded in Instrument number, 20110629000188860;

and **20171207000438930 12/07/2017 11:50:14 AM FCDEEDS 2/4**

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 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 for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3 ("Transferee") 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 November 1, 2017, November 8, 2017, November 15, 2017; and

WHEREAS, on November 28, 2017, 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 U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3 did offer for sale and sell at public outcry in front of the Shelby County Courthouse in

the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Erin Lee 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 for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3; 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 for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3, in the amount of \$154,000.00, which sum of money U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3 offered to credit on the indebtedness secured by said mortgage, and the said U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3, by and through David Sigler, as attorney for said U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3, the following described property situated in Shelby County, Alabama, to-wit:

**LOT 5, ACCORDING TO THE SURVEY OF CHANDA TERRACE, 6TH SECTOR, AS RECORDED IN MAP BOOK 16, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

TO HAVE AND TO HOLD the above described property to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage



Asset-Backed Pass-Through Certificates, Series 2007-KS3 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 for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3 has caused this instrument 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 hand and seal on this the 6<sup>th</sup> day of December, 2017.

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3

By: [Signature]  
David Sigler, Attorney for Transferee

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that David Sigler, whose name as Attorney for U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3, 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 said conveyance, he, as such attorney for U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS3 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, on this 6<sup>th</sup> day of December, 2017.

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/07/2017 11:50:14 AM  
\$29.00 DEBBIE  
20171207000438930

[Signature]  
Notary Public  
My Commission Expires: 5/11/19

[Signature]

