


**THIS INSTRUMENT WAS PREPARED BY:**

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

**SEND TAX NOTICES TO:**

Deutsche Bank National Trust  
Company, as Trustee for NovaStar  
Mortgage Funding Trust, Series  
2007-1 NovaStar Home Equity Loan  
Asset-Backed Certificates, Series  
2007-1

1661 Worthington Road  
Suite 100  
West Palm Beach, FL 33409

**GRANTOR**

Anthony Lewis  
2134 Village Lane  
Calera, AL 35040

Herman Pertile III  
2134 Village Lane  
Calera, AL 35040

Carrie Pertile  
2134 Village Lane  
Calera, AL 35040

**GRANTEE**

Deutsche Bank National Trust  
Company, as Trustee for NovaStar  
Mortgage Funding Trust, Series  
2007-1 NovaStar Home Equity Loan  
Asset-Backed Certificates, Series  
2007-1

1661 Worthington Road  
Suite 100  
West Palm Beach, FL 33409

Property Address: 2134 Village Lane, Calera, AL 35040  
Purchase Price: \$95,040.96 \*\*\*Mortgagee credit\*\*\*  
Sale Date: November 26, 2012

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

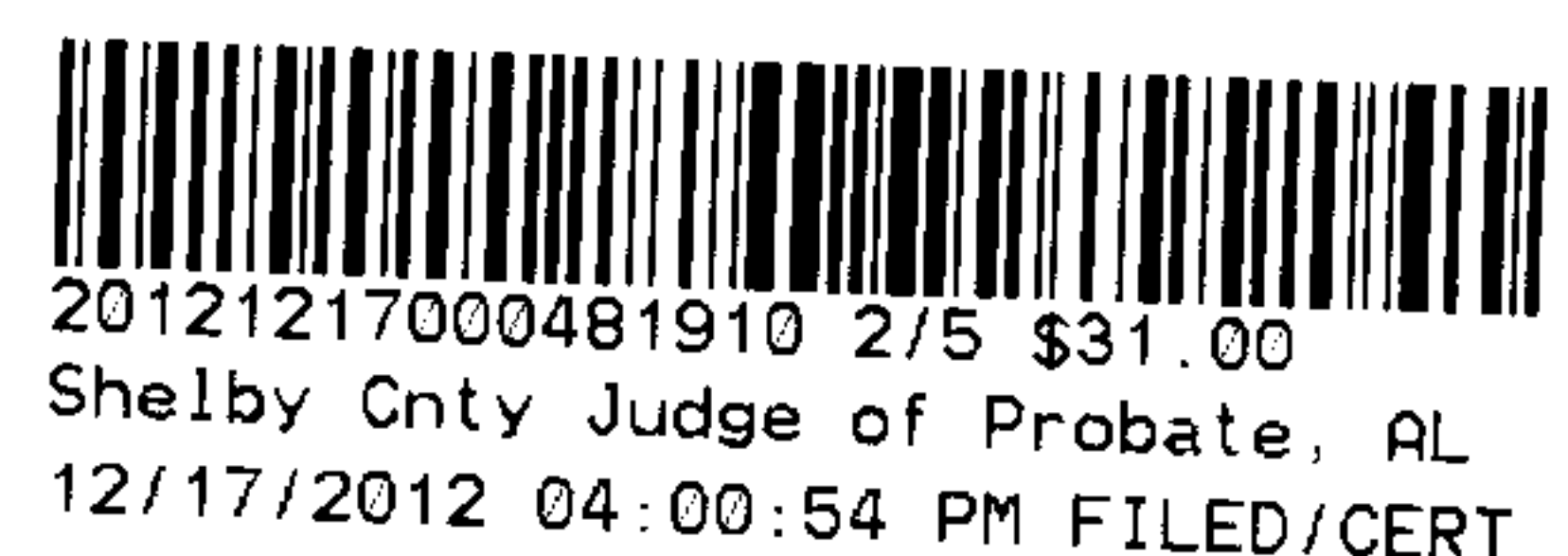
KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on December 29, 2006, Herman Pertile III, and Carrie Pertile, Husband and Wife and Anthony Lewis, A Married Man, executed a certain mortgage on the property hereinafter described to Mortgage Electronic Registration Systems, Inc. as nominee for Novastar Mortgage, Inc., which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20070112000018680; and subsequently transferred and assigned to Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home

Equity Loan Asset-Backed Certificates, Series 2007-1, and said assignment being recorded in Instrument Number 20121005000382900; 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 Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1 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 7, 2012, November 14, 2012, November 21, 2012; and

WHEREAS, on November 26, 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 Scott Johnson 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



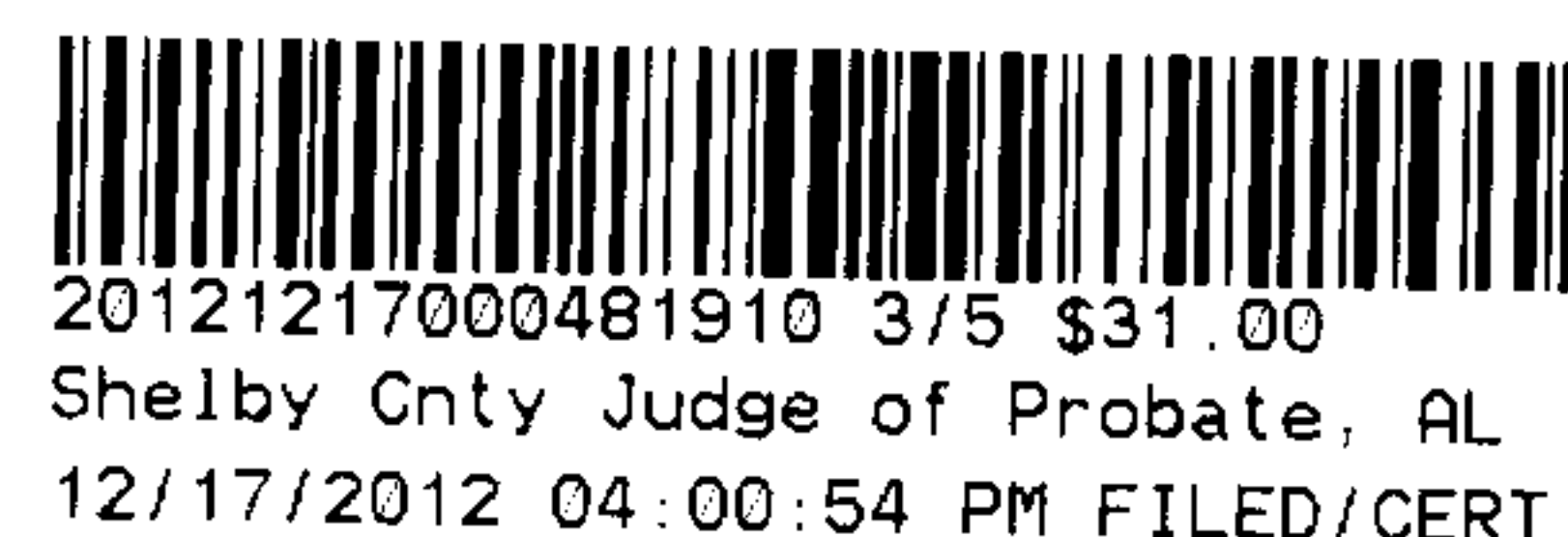
described; and

WHEREAS, Scott Johnson was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1, in the amount of \$95,040.96, which sum of money Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1 offered to credit on the indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1, by and through Scott Johnson, as Auctioneer conducting said sale and as Attorney-in-Fact for Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1, the following described property situated in Shelby County, Alabama, to-wit:

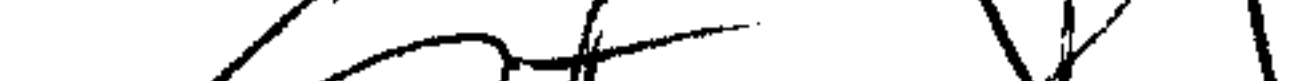
Lot 282, according to the Survey of Waterford Village, Sector 3, as recorded in Map Book 31, Page 135, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home



IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1 and Herman Pertile III and Anthony Lewis and Carrie Pertile have caused this instrument to be executed by and through Scott Johnson, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Scott Johnson, as Auctioneer conducting said sale on November 26, 2012.

Series 2007-1

By:  \_\_\_\_\_  
Scott Johnson, Attorney-in-Fact

By: Scott Johnson  
Scott Johnson, The person acting as Auctioneer and  
conducting the sale as its Attorney-in-Fact

STATE OF ALABAMA )  
COUNTY OF SHELBY )

20121217000481910 4/5 \$31.00  
Shelby Cnty Judge of Probate, AL  
12/17/2012 04:00:54 PM FILED/CERT

conveyance, he/she, in his/her capacity as such Attorney-in-Fact and agent, and as such Auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 6<sup>th</sup> day of December, 2012.

Robert B. White

Notary Public in and for the State of Alabama,  
at Large

My Commission Expires: 12-2-2014



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