

**THIS INSTRUMENT WAS PREPARED**

**BY:**

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

**SEND TAX NOTICES TO:**

The Bank of New York Mellon, f/k/a The  
Bank of New York as successor in interest to  
JPMorgan Chase Bank, N.A. as Trustee for  
NovaStar Mortgage Funding Trust, Series  
2005-2, NovaStar Home Equity Loan Asset-  
Backed Certificates, Series 2005-2

1661 Worthington Rd.  
Suite 100  
West Palm Beach, FL 33409

**GRANTOR**

Tia M. Edwards  
109 Tintern Abbey  
Alabaster, AL 35007

Morris R. Edwards  
109 Tintern Abbey  
Alabaster, AL 35007

**GRANTEE**

The Bank of New York Mellon, f/k/a The  
Bank of New York as successor in interest to  
JPMorgan Chase Bank, N.A. as Trustee for  
NovaStar Mortgage Funding Trust, Series  
2005-2, NovaStar Home Equity Loan Asset-  
Backed Certificates, Series 2005-2

1661 Worthington Rd.  
Suite 100  
West Palm Beach, FL 33409

Property Address: 109 Tintern Abbey, Alabaster, AL 35007  
Purchase Price: \$353,711.94\*\*\*Mortgagee credit\*\*\*  
Sale Date: January 2, 2019

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on May 9, 2005,  
Tia M. Edwards and Morris R. Edwards, wife and husband, executed a certain mortgage on the  
property hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., AS A 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, 20050527000258110; and subsequently transferred and assigned to The Bank of New  
York Mellon, as Successor Trustee under NovaStar Mortgage

Funding Trust, Series 2005-2, and said assignment being recorded in Instrument Number, 20100916000303770; 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 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 The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2 (“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 December 12, 2018, December 19, 2018, December 26, 2018; and

WHEREAS, on January 2, 2019, 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 The Bank of New York Mellon, f/k/a The Bank of New York as

successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2 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 M Veitch was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2 ; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2 , in the amount of \$353,711.94, which sum of money The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2 offered to credit on the indebtedness secured by said mortgage, and the said The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2 , by and through David Sigler, as attorney for said The Bank of New York Mellon, f/k/a The

Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2

, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2

, the following described property situated in Shelby County, Alabama, to-wit:

LOT 29, ACCORDING TO THE SURVEY OF WEATHERLY, GLEN ABBEY, SECTOR 12, AS RECORDED IN MAP BOOK 18, PAGE 128, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the above described property to The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2

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, The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2

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 4<sup>th</sup> day of January, 2019.



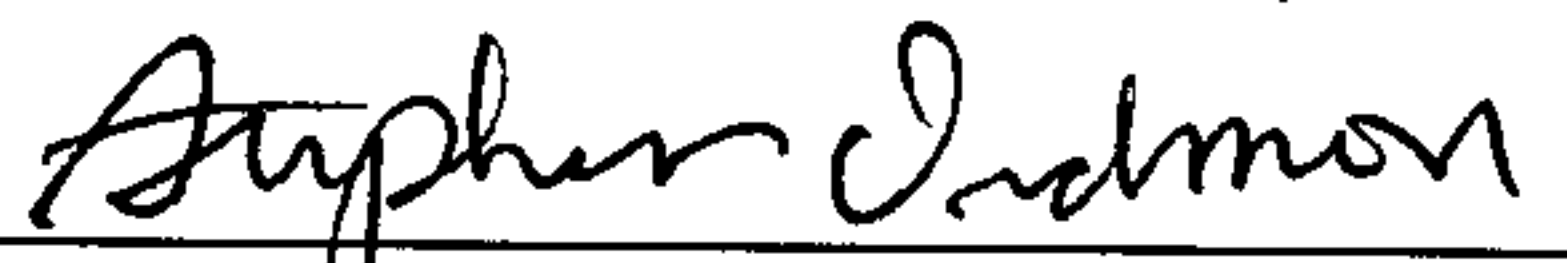
The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2

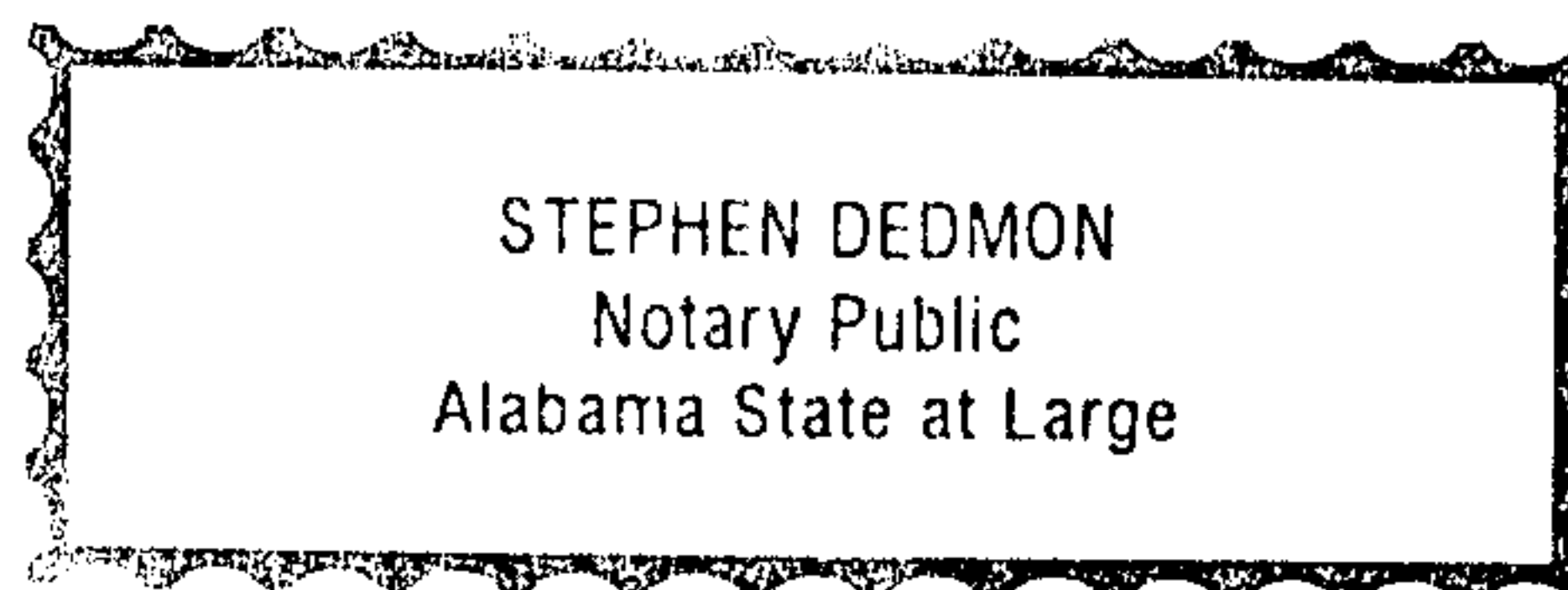
By:   
David Sigler, Attorney for Transferee

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 The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2, 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 The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-2, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-2 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 4<sup>th</sup> day of January, 2019.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 5/11/19



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/04/2019 02:38:57 PM  
\$32.00 CHERRY  
20190104000004120

*Allen S. Bayl*