

Title Security Agency
of Pinal County, L.L.C.

00005639



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLÉ

Recording Requested By:
NOVASTAR MORTGAGE, INC.

DATE/TIME: 07/18/07 1616
FEE: \$34.00
PAGES: 25
FEE NUMBER: 2007-082669

And After Recording Return To:
STEWART LENDER SERVICES
9700 BLISSONNET, SUITE 1500, MAIL STOP - 27
HOUSTON, TEXAS 77036
Loan Number: 07-IF0826

(Space Above This Line For Recording Data)

DEED OF TRUST

MIN: 100080190066782806

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated JULY 12, 2007, together with all Riders to this document.
- (B) "Borrower" is DEBRA A. LEONE, AN UNMARRIED WOMAN

Borrower is the trustor under this Security Instrument. Borrower's mailing address is 19696 NORTH BUSTOS COURT, MARICOPA, ARIZONA 85239

- (C) "Lender" is NOVASTAR MORTGAGE, INC.

Lender is a CORPORATION organized and existing under the laws of VIRGINIA
Lender's mailing address is 25520 COMMERCENTRE DR, LAKE FOREST, CALIFORNIA 92630

- (D) "Trustee" is Quality Loan Services

Trustee's mailing address is 1770 Fourth Avenue, San Diego, California 92101

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.