



Bk: 46209 Pg: 349

Page: 1 of 5 08/25/2010 12:28 PM WD

MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 08/25/2010 12:28 PM  
 Ctrl# 096863 16772 Doc# 00090941  
 Fee: \$1,203.84 Cons: \$263,978.92

09-053702

### FORECLOSURE DEED

Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-SD1, Mortgage-Backed Notes, Series 2007-SD1, having a place of business at 1761 East St. Andrew Place, Santa Ana, CA 92705, the present holder of a mortgage from Elsie Perez and Elcelina Perez to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Union Federal Bank of Indianapolis, dated December 23, 2005 and recorded at Worcester County (Worcester District) Registry of Deeds in Book 38453, Page 358\*, by the power conferred by said mortgage and every other power, for Two Hundred Sixty-Three Thousand Nine Hundred Seventy-Eight Dollars and 92/100 (\$263,978.92) paid, grants to Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-SD1, Mortgage-Backed Notes, Series 2007-SD1 of 1761 East Street, Andrews Place, Santa Ana, CA 92705, the premises conveyed by said mortgage.

\*See Assignment Recorded at Worcester County (Worcester District) Registry of Deeds in Book 44632, Page 42.

For authority, see Power of Attorney recorded in Middlesex County (Northern District) Registry of Deeds in Book 22411, Page 116 and Secretary's Certificate recorded at the Middlesex County (Northern District) Registry of Deeds in Book 23000, Page 49.

Property Address: 27 Malvern Road, Worcester, MA 01610

27 Malvern Rd, Worcester

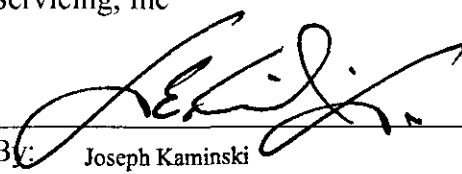
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Witness the execution of said corporation on 03 FEB 2010

Middlesex County (North)  
POA 22411-116

Deutsche Bank National Trust Company as Indenture  
Trustee for American Home Mortgage Investment Trust  
2007-SD1, Mortgage-Backed Notes, Series 2007-SD1  
By its Attorney in Fact, American Home Mortgage  
Servicing, Inc



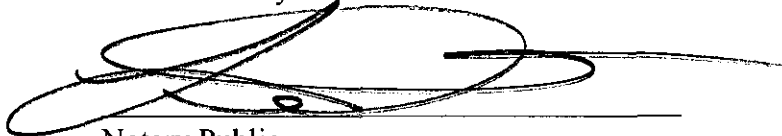
By: Joseph Kaminski  
Its: Assistant Secretary

State of Florida  
County of Duval

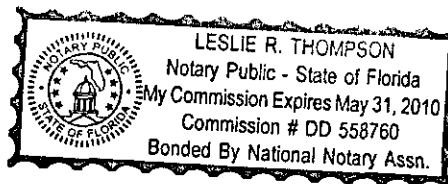
On 03 FEB 2010 before me, Leslie Thompson, personally appeared  
Joseph Kaminski who proved to me on the basis of satisfactory evidence to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public  
My commission expires: 31 May 2010



Property Address: 27 Malvern Road, Worcester, MA 01610

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

09-053702

*AFFIDAVIT*

I, Joseph Kaminski, of American Home Mortgage Servicing, Inc., Attorney in Fact for Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-SD1, Mortgage-Backed Notes, Series 2007-SD1, make oath and say that the principal and interest obligations mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-SD1, Mortgage-Backed Notes, Series 2007-SD1 caused to be published on January 4, 2010, January 11, 2010, and January 18, 2010, in the Worcester Telegram & Gazette, a newspaper published or by its title page purporting to be published in Worcester, Massachusetts and having a circulation therein, a notice of which the following is a true copy.

(See Exhibit A attached hereto)

Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-SD1, Mortgage-Backed Notes, Series 2007-SD1 also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by causing to be mailed the required notices, certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed January 27, 2010 at 2:00 P.M., upon the mortgaged premises, at which time and place, Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-SD1, Mortgage-Backed Notes, Series 2007-SD1 sold the mortgaged premises at public auction by Robert V. Mullen of BayState Auction Co., Inc., a duly licensed auctioneer, to Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-SD1, Mortgage-Backed Notes, Series 2007-SD1 of 1761 East Street, Andrew Place, Santa Ana, CA 92705, above named, for Two Hundred Sixty-Three Thousand Nine Hundred Seventy-Eight Dollars and 92/100 (\$263,978.92) bid by Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-SD1, Mortgage-Backed Notes, Series 2007-SD1 of 1761 East Street, Andrew Place, Santa Ana, CA 92705, being the highest bid made therefore at said auction.

Signed under the pains and penalties of perjury this 03 day of FEB, 2010.

Middlesex County (North)  
POA 22411-116

Deutsche Bank National Trust Company as Indenture  
Trustee for American Home Mortgage Investment Trust  
2007-SD1, Mortgage-Backed Notes, Series 2007-SD1  
By its Attorney in Fact American Home Mortgage  
Servicing, Inc.

By:   
Title: Joseph Kaminski  
Assistant Secretary

State of Florida  
County of Duval

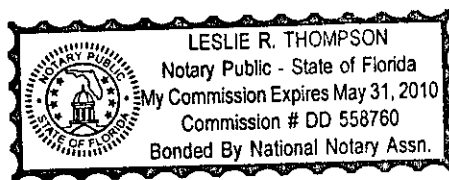
On 03 FEB 2010 before me, Leslie Thompson, personally appeared Joseph Kaminski who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public  
My commission expires: 31 May 2010



Property Address: 27 Malvern Road, Worcester, MA 01610

**EXHIBIT A****LEGAL NOTICE****MORTGAGEE'S SALE OF REAL ESTATE**

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Elsie Perez and Elicelina Perez** to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Union Federal Bank of Indianapolis, dated December 23, 2005 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 38453, Page 358 of which mortgage Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-SD1, Mortgage-Backed Notes, Series 2007-SD1, is the present holder by assignment recorded in said deeds in Book 44632, Page 42, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at **27 Malvern Road, Worcester, MA** will be sold at a Public Auction at **2:00 P.M. on January 27, 2010**, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land in Worcester on the Easterly side of Malvern Road, Parcel I Lot No. 89 on plan of Malvern Heights, dated July 1913, Made by F. T. Wescott, C.E. and recorded with Worcester District Registry of Deeds, Plan Book 25, Plan 12, bounded and described as follows: Beginning at the Southwesterly corner of the premises to be conveyed at a point on said line of Malvern Road; Thence Easterly by Lot 90 on said plan one hundred and ten (110) feet to Lot #109 on said plan; Thence Northerly by said Lot #109 fifty (50) feet to Lot #88 on said plan; thence Westerly by said Lot #88 one hundred and ten (110) feet to said Malvern Road; Thence Southerly by said Malvern Road fifty (50) feet to the point of beginning. Being the same premises described in Deed of Ella Massey dated December 30, 1952 and recorded in Worcester District Registry of Deeds, Book 3474, Page 461. Parcel II Lot No. 109 on a plan showing the revised section of lots at Malvern Heights between Thorndike Street and Malvern Road, owned by Herbert E. Howe, dated 1922, Herbert A. Pratt, C.E., bounded and described as follows: Beginning at a point in the Westerly line of proposed street called Heath Street, as shown on said plan, and at the Northeasterly corner of Lot No. 108 on said plan; Thence N. 74° 42' W. one hundred thirty-one and twelve hundredths (131.12) feet to a point at Lot No. 89 on said plan; Thence N. 15° 18' E. by Lot No. 89 fifty (50) feet to Lot No. 110 on said plan; Thence S. 74° 42' E. one hundred twenty-eight and ninety hundredths (128.90) feet to said Westerly line of Heath Street; Thence Southerly by said Westerly line of Heath Street fifty and five hundredths (50.05) feet to the point of beginning. Parcel III A certain tract of land situated in said Worcester; consisting of Lot number 88 on a plan made by F.T. Wescott, C.E. dated July 1913, of premises called Malvern Heights, and recorded with the Worcester District Registry of Deeds, Plan Book 25, Plan 12 to which plan reference is specifically made.

For mortgagor's title see deed recorded with the Worcester County (Worcester District) Registry of Deeds in Book 32937, Page 282.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid, balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 321 Billerica Road, Suite 210, Chelmsford, MA 01824-4100, or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-SD1, Mortgage-Backed Notes, Series 2007-SD1  
Korde & Associates, P.C.  
321 Billerica Road, Suite 210  
Chelmsford, MA 01824-4100  
(978) 256-1500

(OOM 09-053702/Perez)(01/04/10, 01/11/10, 01/18/10)(182393)

**ATTEST: WORC. Anthony J. Vigliotti, Register**