

549054

No.
 AT THE REQUEST OF:
MOSCOW TITLE INC
 DATE & HOUR:
1.25.12 1:54
 SUSAN PETERSEN
 LATAH COUNTY RECORDER
 Fee \$ 13.00 BY Shirley

RECORDING REQUESTED BY:
RECONTRUST COMPANY, N.A.
 2380 Performance Dr
 Richardson, TX 75082

WHEN RECORDED MAIL TO:
 Bank of America, N.A.
 Attn: Foreclosure (Idaho)
RECONTRUST COMPANY, N.A.
 400 National Way
 SIMI VALLEY, CA 93065

15454

TS No. 11-0085466

Title Order No. NWID0033049

Parcel No. RP01780000018CA

TRUSTEE'S DEED

RECONTRUST COMPANY, N.A., as Trustee under the Deed of Trust hereinafter particularly described, does hereby Bargain, Sell and Convey, without warranty, to BANK OF AMERICA, N.A., of 400 National Way SV-35 Simi Valley, CA, 93065, hereinafter called Grantee, all of the real property situated in the County of Latah, State of Idaho, described as follows:

SITUATED IN THE COUNTY OF LATAH AND STATE OF IDAHO: THAT PART OF LOTS 18, 19 AND 20, PLEASANT HOME ADDITION TO JULIAETTA, AS SHOWN BY THE RECORDED PLAT THEREOF, LYING SOUTH OF COOK CANYON ROAD. SUBJECT TO EASEMENT AS MORE FULLY SET OUT IN INSTRUMENT RECORDED UNDER RECORDER'S FEE NUMBER 337342, RECORDS OF LATAH COUNTY, IDAHO.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be converted by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

This conveyance is made pursuant to the powers conferred upon said Trustee by that certain Deed of Trust recorded 04/30/2007 as Instrument Number 513440, and executed by THE FORD FAMILY TRUST, WILLIAM T. FORD AND WANDA FORD, TRUSTEES DATED 10/26/2000 as Grantor(s) in favor of BANK OF AMERICA, N.A., as Beneficiary, records of Latah County, state of Idaho, and after the fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance as follows:

(a) Default occurred in the obligations for which said Deed of Trust, and any supplemental modifications thereto, were given as security, and the Beneficiary made demand upon said Trustee to sell said property pursuant to the terms of said Deed of Trust.

Notice of Default was recorded as Instrument No. 546318, records of Latah County, Idaho, and in the Office of the Recorder of each other county in which the property, or any part thereof, described in said Deed of Trust, is situated, the nature of such default being set forth in said Notice of Default; such default still existing at the time of sale.

(b) After recordation of said Notice of Default, Trustee gave notice of the time and place of the sale of said property by registered or certified mail, return receipt requested, by personal service upon the occupants of said real property and/or by posting in a conspicuous place on said premises, and by publishing in a newspaper of general circulation in each of the counties in which said property is situated, in accordance with 45-1506(1) through 45-1506(7), Idaho Code, and 45-1506A(3), Idaho Code, when applicable, and as more fully appears in the affidavits recorded at least (20) days prior to the date of sale, and in accordance with 45-1506A(4), Idaho Code, when applicable, as Instrument Nos. 548475, and concurrently therewith when applicable, records of Latah, Idaho.

(c) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a) supra and of the affidavits referred to in paragraph (b) supra, and any supplemental Affidavits attached hereto, shall be, and are hereby incorporated herein, and made a part of by this reference, for all purposes as though set forth herein at length.

(d) All requirements of law regarding the mailing, personal service, posting, publication of the Notice of Sale, and recording of Notice of Default and of all other notices, affidavits and recordings in accordance with Title 45-1503 et al, Idaho Code, have been complied with.

(e) Not less than 120 days elapsed between the giving of Notice of Sale by registered or certified mail and the sale of said property.

(f) Trustee, at the time and place of said sale fixed by said notice, at public auction, in one parcel, struck off to Grantee, BANK OF AMERICA, N.A., being the highest bidder therefore, the property herein described for the sum of \$203,389.43, subject to, however, all superior and/or prior liens and encumbrances. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, advances and costs.

IN WITNESS WHEREOF, the Trustee, pursuant to a resolution of its Board of Directors, has caused its corporate name to be hereto subscribed this day.

Dated: JAN 18 2012, 20

RECONTRUST COMPANY, N.A.

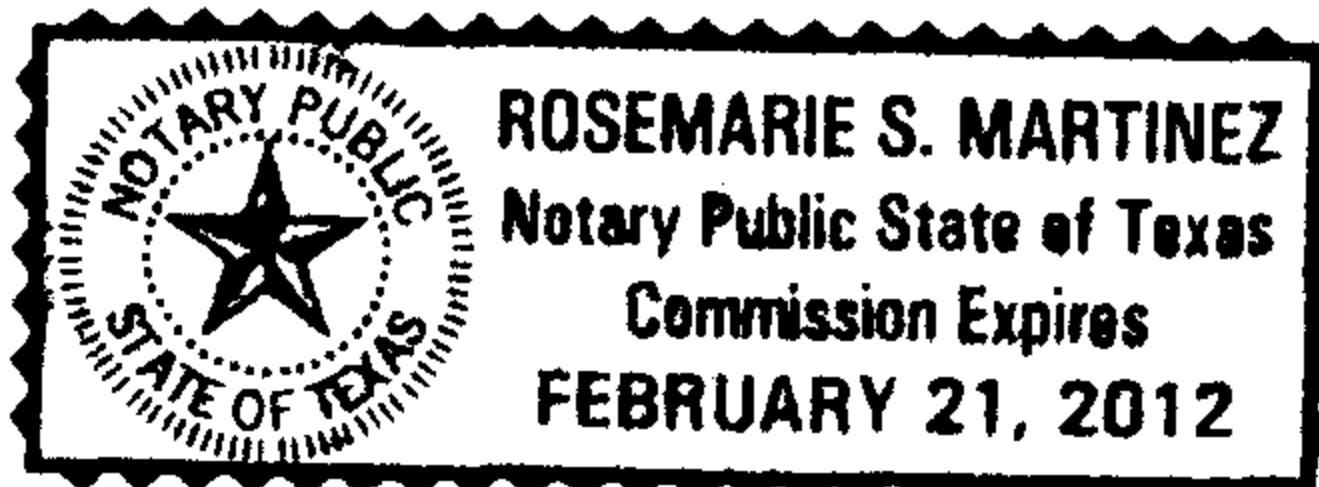
State of Texas)
County of Tarrant) ss.

By:

Stephanie Y. King

AVP

On JAN 19 2012 day of _____, before me, Rosemarie S. Martinez, notary public, personally appeared Stephanie Y. King AVP, personally known to me (or 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 entities upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Rosemarie S. Martinez
Notary Public