

51690

No. **540090**
AT THE REQUEST OF:
LATAH COUNTY TITLE CO
DATE & HOUR: **10-5-10 11:49 am**
SUSAN PETERSEN
LATAH COUNTY RECORDER
Fee \$ **16.00** BY *[Signature]*

WHEN RECORDED MAIL TO:

BANK OF AMERICA HOME LOANS (BUFFALO)
475 CROSSPOINT PARKWAY
GETZVILLE NY 14068

1248546-09

TDUSXR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No: XXXXX8227

Parcel No: RPM0050001002B

T.S. No: 1248546-09

4305756/51690

TRUSTEE'S DEED

FIRST AMERICAN TITLE INSURANCE COMPANY, (herein called Trustee) as TRUSTEE under the Deed of Trust hereinafter particularly described, does hereby BARGAIN, SELL AND CONVEY, WITHOUT WARRANTY, TO:

BANK OF AMERICA, N.A. (herein called GRANTEE) whose address is:

475 CROSSPOINT PARKWAY
GETZVILLE NY 14068

all of the real property situated in the County of LATAH, State of Idaho described as follows:
A PARCEL OF LAND LOCATED IN LOT 2, BLOCK 1, BEAGLES ADDITION TO THE CITY OF MOSCOW, AS SHOWN BY THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1; MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

This conveyance is made pursuant to the powers conferred upon Trustee by Deed of Trust between JUDITH A CLARK, AN UNMARRIED MAN as Grantor, FIRST AMERICAN TITLE COMPANY OF IDAHO, INC. as trustee and BANK OF AMERICA, N.A. as Beneficiary, recorded May 13, 2008 as Instrument No. 521956 in LATAH county, Idaho Mortgage Records, 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 such Deed of Trust was given as security and the Beneficiary made demand upon the said Trustee to sell said property pursuant to the terms of said Deed of Trust. Notice of Default was recorded as Instrument No. 534475
- (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, by personal service upon the occupants of said real property, by posting in a conspicuous place on said property and by publishing in a newspaper of general circulation in each of the counties in which the property is situated as more fully appears in affidavits recorded at least 20 days prior to date of sale as Instrument No. (s):

Affidavit of mailings 538619

Affidavit of posting and service 538620

Affidavit of publishing 538621 recorded in LATAH County, Idaho Mortgage records.

Loan No: XXXXX8227
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TRUSTEE'S DEED, Continued

(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 shall be and they are hereby incorporated herein and made an integral part hereof for all purposes as though set forth herein at length.

(d) All requirements of law regarding the mailing, personal service, posting, publication and recording of Notice of Default, and notice of sale and of all other notices 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 on September 30, 2010 the time and place of sale fixed by said notice, at public auction, in one parcel, struck off to the Grantee, being the highest bidder therefore, the property herein described, for the sum of \$89,271.72 subject however to all 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.

Dated: September 30, 2010

First American Title Insurance Company

Maria De La Torre

Maria De La Torre, Asst. Sec.

State of CA)
County of armyl)

On 10/4/10 before me, L. Boyd,
a Notary Public, personally appeared Maria De La Torre, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

(Seal)

Signature _____



EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the County of Latah, State of Idaho, to-wit:

A parcel of land located in Lot 2, Block 1, Beagles Addition to the City of Moscow.

Beginning at the Northwest corner of Lot 1; thence N 89 degrees 55' 33" E, 70.7 feet along the South right-of-way of D Street to the True Point of Beginning.

Thence N 89 degrees 55' 33" E, 25.00 feet to the Northeast corner of Lot 2; thence S 0 degrees 04' 33" E, 69.09 feet along the East line of said Lot 2; thence S 89 degrees 55' 33" W, 19.32 feet; thence North 12.09 feet; thence S 89 degrees 55' 33" W, 5.77 feet; thence North 57.00 feet to a point on the South right-of-way of D Street and the True Point of Beginning.

Also including the West 32 feet of Lot 3, Block 1, Beagles Addition to the City of Moscow.

APN: RPM0050001002B