

49694

543338

WHEN RECORDED MAIL TO:

BANK OF AMERICA (BUFFALO)  
476 CROSSPOINT PARKWAY  
GETZVILLE NY 14068

\*1132545-09\* \*TDUSXR\*

No. \_\_\_\_\_  
AT THE REQUEST OF:  
**LATAH COUNTY TITLE CO**  
DATE & HOUR:  
3-15-11 3:41/2  
SUSAN PETERSEN  
LATAH COUNTY RECORDER  
Fee \$ 13.00 BY *[Signature]*

SPACE ABOVE THIS LINE FOR RECORDER'S USE \_\_\_\_\_

Loan No: XXXXXX8262  
T.S. No: 1132545-09  
Parcel No: RPB12600170030A  
3583689

**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. FKA NATIONSBANK MORTGAGE CORPORATION

(herein called GRANTEE)  
whose address is:  
476 CROSSPOINT PARKWAY  
GETZVILLE NY 14068

all of the real property situated in the County of LATAH, State of Idaho described as follows:

LOT 3, BLOCK 17, REPLAT OF A PORTION OF BLOCKS 4, 5, 6, 17, 18 AND 19, TOWN OF BOVILL,  
AS SHOWN BY THE RECORDED PLAT THEREOF

This conveyance is made pursuant to the powers conferred upon Trustee by Deed of Trust between  
JAMIE FREDERICK

as Grantor, SUSAN J. ROBINSON, IDAHO ATTORNEY as trustee and  
WEYERHAEUSER MORTGAGE COMPANY

as Beneficiary, recorded January 15, 1997 as Instrument No. 425135 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. 521789
- (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 523915  
Affidavit of posting and service  
Affidavit of publishing recorded in LATAH County, Idaho Mortgage records.

Loan No: XXXXXX8262  
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T.S. No: 1132545-09

## 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 18, 2008 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 \$44,358.27 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 26, 2008

First American Title Insurance Company

*Sophia Ochoa*  
Sophia Ochoa, Asst Sec

State of **California**  
County of **Orange**

On 3/14/11 before me, M. Spencer,  
a Notary Public in and for said State, personally appeared Sophia Ochoa,  
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 *M. Spencer*

