



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLÉ

Trustee's Deed Upon Sale
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Recording requested by

When recorded mail to

EMC Mortgage Corporation
2780 Lake Vista Drive
Lewisville, TX 75067

DATE/TIME: 04/01/09 1127
FEE: \$13.00
PAGES: 3
FEE NUMBER: 2009-032365

Forward tax statements to the address given above

Space above this line for recorders use

TS # AZ-08-223431-RM
Loan # 0022120448
Title Order # 080140523-AZ-GTI
Investor No. Investor No. 0017273454

AFFIDAVIT OF VALUE EXEMPT PURSUANT
TO A R S SECTION 11-1134 (B) (1)

Trustee's Deed Upon Sale

A.P.N. 210-72-017 210-72-01705

Transfer Tax \$0.00

The Grantee Herein **CITIBANK, N.A., AS TRUSTEE FOR CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR7** IS the Foreclosing Beneficiary
The amount of the unpaid debt together with costs was **\$270,449.47**
The amount paid by the grantee at the trustee sale was **\$270,449.47**
Said property is in the City of **QUEEN CREEK**, County of **PINAL**

QUALITY LOAN SERVICE CORPORATION, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

CITIBANK, N.A., AS TRUSTEE FOR CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR7

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **PINAL**, State of Arizona, described as follows:
SEE ATTACHED

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **BONAPARTE D QUIAMBAO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, as trustor, dated **2/7/2007**, and recorded on **2/26/2007** as instrument number **2007-023721**, in Book **xxx**, Page **xxx** of Official Records in the office of the Recorder of **PINAL**, Arizona, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed trustee, default having occurred under the Deed of Trust pursuant to the Notice of Sale under the Deed of Trust recorded on **12/18/2008**, instrument no **2008-120348**, of Official records Trustee having complied with all applicable statutory requirements of the State of Arizona and

performed all duties required by the Deed of Trust including sending a Notice of Sale within five days by certified mail, postage pre-paid to each person entitled to notice in compliance with Arizona Civil Code 33-809

All requirements per Arizona Statutes regarding the mailing, personal delivery and publication of copies of Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on **3/23/2009** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$270,449.47**, in lawful money of the United States, in proper receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **QUALITY LOAN SERVICE CORPORATION - AZ**, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date **3/24/2009**

QUALITY LOAN SERVICE CORPORATION

By

Eva Alvarez
Eva Alvarez, Assistant Secretary

State of California)
County of San Diego)

On 3/26/09 before me, **Michelle Nguyen** a notary public, personally appeared **Eva Alvarez**, 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

Signature

Michelle Nguyen
Michelle Nguyen

(Seal)



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

Legal Description

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF QUEEN CREEK, COUNTY OF PINAL, AND STATE OF ARIZONA, TO WIT

THE FOLLOWING REAL PROPERTY SITUATED IN PINAL COUNTY, ARIZONA

LOT 17, JOHNSON RANCH UNIT 17, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 128

TAX ID # 210-72-0170

24 MONTH CHAIN

BY FEE SIMPLE DEED FROM CONTINENTAL HOMES, INC , A DELAWARE CORPORATION, DBA D R HORTON - CONTINENTAL SERIES AS SET FORTH IN INSTRUMENT NO 2005-035298 AND RECORDED ON 4/1/2005, PINAL COUNTY RECORDS

NOTE:DISCLAIMER DEED FILED FROM MERIAM L QUIAMBAO TO BONAPARTE D QUIAMBAO, RECORDED 4/1/2005 IN INSTRUMENT NO 2005-035299, PINAL COUNTY RECORDS.

THE SOURCE DEED AS STATED ABOVE IS THE LAST RECORD OF VESTING FILED FOR THIS PROPERTY THERE HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE REFERENCED SOURCE



U37096700-010P29

DEED OF TRUST
LOAN# T8620505-QUIAMBAO
US Recordings

VT# 2016847, QUIAMBAO, BONAPARTE

Public Record