

Trustee's Deed Upon Sale
Page 1

Recording requested by

When recorded mail to

OneWest Bank, FSB
2900 Esperanza Crossing
Austin, TX 78758



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE**

DATE/TIME: 10/27/09 1040
FEE: \$13.00
PAGES: 2
FEE NUMBER: 2009-111167

Forward tax statements to the address given above

Space above this line for recorders use

TS # AZ-09-295493-TC
Title Order # 090468167-AZ-GT
Investor No. 1703706302

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

Trustee's Deed Upon Sale

A.P.N.: 512-43-01705

Transfer Tax: \$0.00

The Grantee Herein **IS** the Foreclosing Beneficiary
The amount of the unpaid debt together with costs was:
The amount paid by the grantee at the trustee sale was
Said property is in the City of: MARICOPA, County of PINAL

\$139,897.86

\$139,897.86

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

Federal National Mortgage Association

(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

LOT 13, FINAL PLAT FOR PARCEL 1 AT HOMESTEAD NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK F, PAGE 134.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **SOVONYA K MOREAUX A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY**, as trustor, dated **3/13/2007**, and recorded on **3/21/2007** as instrument number **2007-034013**, 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 **7/9/2009**, instrument no **2009-069007**, 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 **10/9/2009**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$139,897.86**, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

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

Date: **10/22/2009**

QUALITY LOAN SERVICE CORPORATION

By:


Jennifer Basom, Assistant Vice President


State of California)
County of San Diego)

On 10-23-09 before me, **Bonnie J. Dawson** a notary public, personally appeared **Jennifer Basom**, 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.

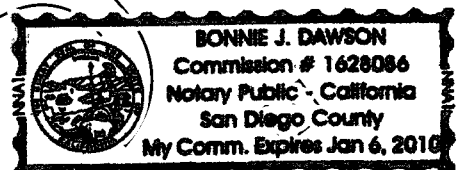
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature


Bonnie J Dawson

(Seal)



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