

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

Trustee's Deed Upon Sale

Recording requested by:

When recorded mail to:

IBM Lender Business Process Services, Inc. (LBPS)
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005

DATE/TIME: 07/01/2011 1453

FEE: \$13.00

PAGES: 3

FEE NUMBER: 2011-055517



Forward tax statements to the address given above

TS #: **AZ-11-429183-TC**

Title Order #: **110113168-AZ-GTI**

Space above this line for recorders use

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

Trustee's Deed Upon Sale

A.P.N.: **5123610700**

Transfer Tax:

The Grantee Herein **IS** the Foreclosing Beneficiary

The amount of the unpaid debt together with costs was:

\$326,561.20

The amount paid by the grantee at the trustee sale was:

\$259,461.24

Said property is in the City of: **MARICOPA**, 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 **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 107, ALTERRA NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 88.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **CHRISTIAN M SCHRADER AND JENNIFER M SCHRADER , HUSBAND AND WIFE**, as trustor, dated **3/6/2006**, and recorded on **3/16/2006** as instrument number **2006-037082**, 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 **3/24/2011**, instrument no **25104**, in book ,Page 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.

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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 **6/27/2011**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$259,461.24**, in lawful money of the United States, in pro per receipt their 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:

6-29-11

QUALITY LOAN SERVICE CORPORATION,

By: **Karla Sanchez, Assistant Secretary**

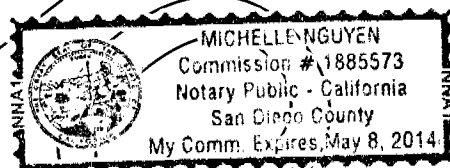
State of: **California**
County of: **San Diego**

On **JUN 29 2011** before me, **Michelle Nguyen** a notary public, personally appeared **Karla Sanchez**, 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  (Seal)
Michelle Nguyen



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

Trustee's Deed Upon Sale

T.S. #: AZ-11-429183-TC

Grantee Contact Information

Federal National Mortgage Association
3900 Wisconsin Avenue,
Washington, DC, 20016-289

Organization Information: Incorporated, Organized, Licensed, Chartered or Registered in the State of **Unset** and chartered or formed in the Country of **United States**.