

2

Trustee's Deed Upon Sale
1 | Page

Recording requested by:

When recorded mail to:

Bank of America
475 Crosspoint Parkway
Getzville, NY 14068

Forward tax statements to the address given above

TS #: CA-09-273551-BL
Order #: 090280342-CA-GTO
A.P.N.: 3054-025-042

Space above this line for recorders use

Trustee's Deed Upon Sale

Transfer Tax: \$0.00

This instrument is being recorded as an
ACCOMMODATION ONLY, with no
representation as to its effect upon title

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: \$315,930.36

The amount paid by the grantee at the trustee sale was: \$291,150.00

The documentary transfer tax is: None

Said property is in the City of: PALMDALE, County of LOS ANGELES

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

The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, National Association, as Trustee for the MLMI SURF Trust Series 2005-BC2

(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 LOS ANGELES, State of California, described as follows:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE NORTH HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFACIAL PLAT OF SAID LAND, EXCEPT ALL THE COAL AND OTHER MINERALS IN THE LANDS SO ENTERED AND PATENTED, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (29 STATUTE 862) AS RESERVED BY THE UNITED STATES OF AMERICA, IN PATENT RECORDED IN BOOK 9357 PAGE 396, OFFICIAL RECORDS.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **ERIN FLEISCHMANN, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY**, as trustor, dated 1/5/2005, and recorded on 1/14/2005 as instrument number 05-0105556, in Book xxx, Page xxx of

7

Trustee's Deed Upon Sale

2 | Page

Official Records in the office of the Recorder of LOS ANGELES, California, 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 Breach and Election to Sell under the Deed of Trust recorded on 5/5/2009, instrument no 09-0654784, Book , Page , of Official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on 7/27/2010 at the place named in the Notice of Sale, in the County of LOS ANGELES, California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being \$291,150.00 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 7/28/2010

QUALITY LOAN SERVICE CORPORATION

[Signature]
By: Karla Sanchez, Assistant Secretary

State of: California)
County of: San Diego)

On 7-29-10 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 *[Signature]* (Seal)
Michelle Nguyen



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