

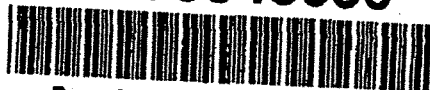
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20090548630



Pages: 0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/16/09 AT 08:00AM

FEES:	15.00
TAXES:	0.00
OTHER:	0.00
PAID:	15.00



LEADSHEET



20090416020003

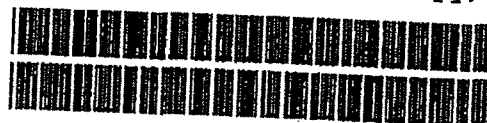
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SEQ:
19

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

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RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

WHEN RECORDED MAIL TO:

BANK OF AMERICA, NATIONAL ASSOCIATION
AS SUCCESSOR BY MERGER TO LA SALLE
BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR FIRST FRANKLIN MORTGAGE LOAN
TRUST 2007-1, MORTGAGE LOAN ASSET-
BACKED CERTIFICATES, SERIES 2007-1
C/O FIRST FRANKLIN
150 ALLEGHENY CENTER
PITTSBURGH, PA 15212



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MAIL TAX STATEMENTS TO

Same as above

Trustee Sale No. 08-0771-CA

Loan No. 1044837485

Space above this line for recorder's use only
Title Order No. 3619076 - *MTS*

TRUSTEE'S DEED UPON SALE

APN 3001-080-023

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

The undersigned grantor declares:

- | | |
|---|--------------|
| 1) The Grantee herein <u>was</u> the foreclosing beneficiary. | |
| 2) The amount of the unpaid debt together with costs was | \$811,539.14 |
| 3) The amount paid by the grantee at the trustee sale was | \$399,000.00 |
| 4) The documentary transfer tax is | \$NONE |
| 5) Said property is in the CITY of PALMDALE | |

and **ROBERT E. WEISS INCORPORATED** (herein called Trustee), as the duly appointed Trustee or substituted Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to **BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LA SALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2007-1, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1** (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of LOS ANGELES, State of California, described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Situs: 41009 KNOLL DR, PALMDALE, CA 93551

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 01-10-2007 and executed by HARUTYUN JULFAYAN A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, and Recorded 01-22-2007, Book , Page , Instrument 20070124590 of official records of LOS ANGELES County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

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Trustee Sale No. 08-0771-CA

Loan No. 1044837485

Title Order No. 3619076

Default occurred as set forth in a Notice of Default 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 Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Said property was sold by said Trustee at public auction on 04-13-2009 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 bid being \$399,000.00 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligation then secured by said Deed. Of Trust.

DATE: 04-13-2009

ROBERT E. WEISS INCORPORATED, As Trustee

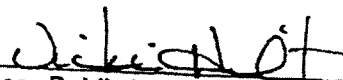
ROBERT E. WEISS, PRESIDENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 04-13-2009 before me, VICKI HILTON, the undersigned Notary Public in and for said county, personally appeared Robert E. Weiss, President, 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.


Notary Public in and for said County and State



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Trustee Sale No. 08-0771-CA

Loan No. 1044837485

Title Order No. 3619076

PARCEL 1:

LOT 26 OF TRACT NO. 45566, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN BOOK 1148 PAGES 72 TO 77, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER MINERAL RIGHTS OF ANY KIND THAT MAY EXIST IN OR UNDER SAID LAND, AS RESERVED IN THE DEED FROM W.F. RALSTON WINNARD AND HELEN HUNT WINNARD, HUSBAND AND WIFE, AS JOINT TENANTS, RECORDED IN BOOK 19512 PAGE 358, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM 1/8TH INTEREST IN ANY AND ALL OIL, OR MINERALS OF ANY KIND THAT MAY BE EXIST IN OR UNDER SAID LAND, AS RESERVED IN THE DEED FROM MAME E WINNARD AND WELLINGTON L. WINNARD, HER HUSBAND, RECORDED IN BOOK 1973 PAGE 267, OFFICIAL RECORDS.

PARCEL 2:

NONEXCLUSIVE EASEMENTS APPURTENANT TO PARCEL 1 ABOVE, ON AND OVER THE "COMMON AREA" AS DEFINED IN THE DECLARATION OF ANNEXATION FOR ACCESS, USE, OCCUPANCY, ENJOYMENT, INGRESS AND EGRESS OF THE AMENITIES LOCATED THEREON. THE COMMON AREA IS FOR THE USE OF OWNERS OF LOTS WHICH ARE SUBJECT TO THE DECLARATION AND IS NOT FOR THE USE OF THE GENERAL PUBLIC.

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