

RECORDING REQUESTED BY:  
California TD Specialists

AND WIEN RECORDED TO:  
AND MAIL TAX STATEMENT TO:  
HR WESTERN TRUST  
9450 SW GEMINI DR, PMB 49971  
BEAVERTON, OR 97008  
Forward Tax Statements to  
the address given above

TS #: 85641  
Loan #: 9160035834

Order #: 1980261 cad

SPACE ABOVE LINE FOR RECORDER'S USE

### TRUSTEE'S DEED UPON SALE

A.P.N.: 8355-002-044

Transfer Tax: \$0.00

THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3

The Grantee Herein was the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was \$220,956.77

The Amount Paid by the Grantee was \$220,956.77

Said Property is in the City of POMONA, County of Los Angeles

CALIFORNIA TD SPECIALISTS, 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

#### HR WESTERN TRUST

(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: Parcel 1: Lot 57 of Tract No. 33290, in the City of Pomona, County of Los Angeles, State of California, as per Map recorded in 1017 Pages 3 to 7 inclusive of Maps, in the Office of the County Recorder of said County.

Except therefrom all oil, gas, minerals, and other hydrocarbon substances lying below the surface of said land, but with no right of surface entry, as provided in deeds of record.

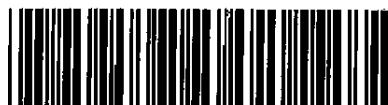
Parcel 2: Non-exclusive easements for access, ingress, egress, use and enjoyment, drainage, encroachment, support, maintenance, repairs, and for other purposes, all as described in the Declaration.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by MICHAEL ASHLEY as Trustor, dated 7/12/2007 of the 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 Default and Election to Sell under the Deed of Trust recorded on 7/18/2007, instrument number 20071697068, Book IIII, Page IIII 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.

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85641



TS-TDUS

Trustee's Deed Upon Sale (CA)

131003

