

# Foreclosure Activity Report

For Property Located At



CoreLogic

RealQuest Professional

**728 KELLY WAY, RIO VISTA CA 94571-1264**

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	TRUSTEE'S DEED	Foreclosure Stage:	REO
Recording Date:	05/07/2010		
Foreclosure Doc #:	42129		
Buyer 1:	FEDERAL NATL MTG ASSN FNMA	Buyer is Lender:	Y
Buyer 2:			
Sale Date:	04/26/2010 ←	Sale Price:	\$250,759

**Original Mortgage Information:**

Mtg Recording Date:  
Mtg Doc #:  
Mtg Book/Page:

**Location Information:**

Legal Description:	HOMECOMING 2 SUB BK-PG 69-14 LOT 29	APN:	0178-045-030
County:	SOLANO, CA	Map Reference:	/ 516-H3
Subdivision:	HOMECOMING	Township-Range-Sect:	
Legal Lot:	29	Munic/Township:	
Legal Block:			

**Last Market Sale Information:**

Sale Date:	02/21/2002	1 <sup>st</sup> Mtg Amount/Type:	\$197,550 / CONV
Recording Date:	02/28/2002	1 <sup>st</sup> Mtg Int. Rate/Type:	/ FIXED
Sale Price:	\$219,500	2 <sup>nd</sup> Mtg Amount/Type:	/
Sale Type:	FULL	2 <sup>nd</sup> Mtg Int. Rate/Type:	/
Deed Type:	GRANT DEED	Seller:	REYES JEROME JR & KELLY M
Deed Doc #:	25934		

**Owner Information:**

Owner Name: FEDERAL NATL MTG ASSN FNMA  
Mailing Address:  
City:  
State:  
Zip:  
Carrier Route:  
Owner Phone #:

**Owner Transfer Information:**

Sale Date:	04/26/2010	Deed Type:	TRUSTEE'S DEED
Recording Date:	05/07/2010	Deed Doc #:	42129
Sale Price:	\$250,759	Vesting Codes:	/ / AS

**Property Characteristics:**

Living Area:	1,346	Parking Type:	GARAGE
Total Rooms:	6	Garage Area:	459
Bedrooms:	3	Garage Capacity:	
Bath (F/H):	2 /	Parking Spaces:	
Year Built / Eff:	1999 /	Pool:	
Fireplace:		Pool Area:	
# of Stories:	1.00	Style:	
Quality:	AVERAGE		

**Site Information:**

Land Use:	SFR	Acres:	0.12
Zoning:		Lot Area:	5,304
Site Influence:		Res/Comm Units:	/

**Tax Information:**

Assessed Value: **\$164,000**  
Land Value: **\$48,000**  
Improvement Value: **\$116,000**  
Total Taxable Value: **\$164,000**

Property Tax: **\$2,317.16**  
Tax Area: **004030**  
Tax Exemption:  
Improvement %: **71%**

**LANDSAFE TITLE**

RECORDING REQUESTED BY:  
RECONTRUST COMPANY  
AND WHEN RECORDED MAIL TO:  
RECONTRUST COMPANY  
1800 Tapo Canyon Rd., CA6-914-01-94  
SIMI VALLEY, CA 93063

Recorded in Official Records, Solano County

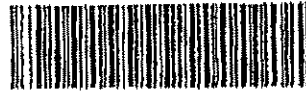
5/07/2010  
9:22 AM  
AR79  
22

**Marc C. Tonnesen**  
Assessor/Recorder

P DPS

Doc#: 201000042129

Titles: 1 Pages: 5



Fees 19.00  
Taxes 0.00  
Other 0.00  
PAID \$19.00

Forward Tax Statements to Address listed above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

YS No. 09-0150492

Title Order No. 09-8-453441

**TRUSTEE'S DEED UPON SALE**

*1st lien*

APN# 0178-045-030

TRANSFER TAX: \$ *0*

The Grantee herein was the beneficiary  
The amount of the unpaid debt was \$ 250,759.55  
The amount paid by the Grantee was \$ 250,759.55  
The property is in the city of RIO VISTA, County of SOLANO

RECONTRUST COMPANY, N.A., as the duly appointed Trustee (or successor Trustee or substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without covenant or warranty to:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

herein called Grantee, the following described real property situated in SOLANO County, California:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust executed by ALAN R TAYLOR, AN UNMARRIED MAN, as Trustor, recorded on 06/28/2006, Instrument Number 200600081129 ( or Book , Page ) Official Records in the Office of the County Recorder of SOLANO County.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, and the recording, mailing, posting, and publication of the Notice of Trustee's Sale have been complied with.

EXHIBIT "1"

TS No. 09-0150492

Title Order No. 09-8-453441

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its power under said Deed of Trust sold said real property at public auction on 04/26/2010. Grantee, being highest bidder at said sale became the purchaser of said property for the amount bid, which amount was \$ 250,759.55.

DATE: April 26, 2010

RECONTRUST COMPANY, N.A.

BY: Christina Balandran  
Christina Balandran, Assistant Secretary

State of California )  
County of Ventura )

On MAY 04 2010 before me, MICHELLE I. MILLER, notary public, personally appeared CHRISTINA BALANDRAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to 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 Michelle I. Miller (Seal)  
MICHELLE I. MILLER



**Certificate of Acceptance, Government Code Section 27281**

This is to certify that the interest in Real Property conveyed by the attached Trustee Deed

Dated 04/26/2010 from Recontrust Company N.A., to the Federal National Mortgage Association, is hereby accepted by the undersigned officer or agent on behalf of the Federal National Mortgage Association and the Grantee consents to the recordation thereof by its Duly Authorized Officer.

Date: 04/26/2010

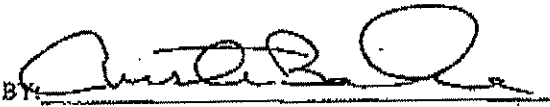
**FEDERAL NATIONAL MORTGAGE ASSOCIATION AND/OR HIS SUCCESSORS  
AND/OR ASSIGNS**

Pursuant to a delegation of authority  
Contained in 38 C.F. R. 36.4342 (F)

Dated: MAY 04 2010

State of: California

County of: Ventura

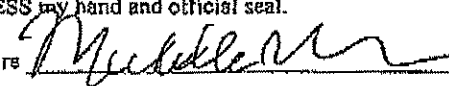
BY: 

Christina Balandran, Assistant Secretary

On MAY 04 2010 before me, MICHELLE I. MILLER, Notary public, personally appeared Christina Balandran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to 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 I. MILLER**



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JUN 27 2006 15:58 FR FIDELITY NATIONAL 618 897 8653 T 8665274528

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Title No. 06-736946-KB  
Locate No. CAFNT0948-0948-0051-0000736946

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIO VISTA, COUNTY OF SOLANO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**Parcel One:**

Lot 29, as shown on the Map entitled: "Subdivision Map of Homecomings, Unit 2", filed in the Office of the Recorder of Solano County, California on September 24, 1998 in Book 69 of Maps, at Page(s) 14.

**Excepting therefrom:**

1. Rights reserved as to a portion of said land as described in the Deed from The Sacramento and San Joaquin Drainage District recorded January 13, 1997 as Instrument No. 1997-0000316, Official Records, as follows:

"All minerals, oil, gases, and other hydrocarbons by whatsoever name known that may be under the parcel of land hereinabove described, lying below a depth of 500 feet beneath the surface of said parcel of land"

2. Rights reserved as to a portion of said land as described in the Deed from the Sacramento and San Joaquin Drainage District recorded March 11, 1997 as Instrument No. 1997-00014654, Official Records, as follows:

"All oil, gas, oil shale, coal, phosphate, sodium, gold, silver, and all other mineral deposits, except water, below five hundred feet (500'), including the right to prospect for, mine, and remove such deposits without the right of surface entry provided that the limitation concerning the right of surface entry shall not affect the lessee's rights under that Oil and Gas Lease originally recorded April 11, 1936 in Book 157, Official Records, page 192, presently assigned to Amerada Hess, a portion of said rights having been eliminated by Quitclaim Deed from Amerada Hess Corporation.

**Parcel Two:**

A non-exclusive easement as an appurtenance to Parcel One above and any subdivision or subdivisions thereof, for use as a roadway for vehicles of all kinds, pedestrians and animals, for water, gas, oil and sewer pipe lines, and for telephone, television services, electric light and power lines, over, under and upon the land described as follows:

Being a portion of that certain parcel of land granted to the Sacramento and San Joaquin Drainage District by Deed recorded February 5, 1926 in Book 279 of Deeds, at Page 285, in the Office of the County Recorder of

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EXHIBIT "A" (continued)

Title No. 06-736946-KB  
Locate No. CAFNT0948-0948-0091-0000736946

Solano County, more particularly described as follows:

Beginning at a point on the Northwestern line of said Sacramento and San Joaquin Drainage District parcel (279 D 285), said point being the Northwestern terminus of that certain course designated as "North 44° 54' West, 1,300.0 feet"; thence from said point of beginning, along said Northwestern line, North 45° 04' 37" East, 72.00 feet; thence leaving said Northwestern line, South 45° 19' 47" East, 678.04 feet; thence South 44° 44' 27" East, 624.80 feet; thence South 45° 12' 26" East, 587.87 feet; thence South 44° 47' 34" West, 122.18 feet; thence North 45° 12' 26" West, 588.36 feet to a point on said Northwestern line; thence along said Northwestern line, the following three (3) courses: 1) North 45° 12' 26" East, 50.18 feet, 2) North 44° 44' 27" West, 624.88 feet, and 3) North 45° 19' 47" West, 678.18 feet to the point of beginning.

APN: 0178-045-030

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END OF DOCUMENT