

Trustee's Deed Upon Sale
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Recording requested by:

When recorded mail to:

Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067

DOC # 725479
06/20/2008 09:38AM Deputy: PK
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 2 Fee: 15.00
BK-608 PG-5367 RPTT: 1,045.20



Forward tax statements to the address given above

**RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY**

Space above this line for recorders use

TS # NV-08-135106-NF

Order # 3628916 -Y0

Loan # 0298300023

Trustee's Deed Upon Sale

A.P.N.: 1220-10-811-013

Transfer Tax: \$1,045.20

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary.

The amount of the unpaid debt together with costs was:

\$411,508.70

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

\$267,750.00

The documentary transfer tax is:

\$1,045.20

Said property is in the City of: GARDNERVILLE, County of DOUGLAS

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO
SOCIAL SECURITY NUMBER CONTAINED IN THIS DOCUMENT

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

Nationstar Mortgage LLC

(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 DOUGLAS, State of Nevada, described as follows:

LOT 81 OF THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS UNIT NO 3, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1965, IN BOOK 28, PAGE 117 AS DOCUMENT NO 28310, AND AMENDED TITLE SHEET ON JUNE 4, 1965, IN BOOK 81 PAGE 687, AS DOCUMENT NO. 28378.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **THERESSE HEAROLD, A SINGLE WOMAN**, as trustor, dated 4/3/2007, and recorded on 4/10/2007 as instrument number 0698797, in Book XXX, Page XXX of Official Records in the office of the Recorder of DOUGLAS, Nevada, 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 2/19/2008, instrument no 718209, Book , Page , of Official records. Trustee having complied with all applicable statutory requirements of the State of Nevada 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

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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 Nevada Revised Statute 107.050.

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 **6/11/2008** at the place named in the Notice of Sale, in the County of **DOUGLAS**, Nevada, 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 **\$267,750.00** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: **6/12/2008**

QUALITY LOAN SERVICE CORPORATION

By:



Debra Dente, Assistant Vice President

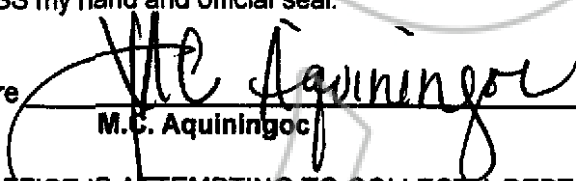
State of California)
County of San Diego)

On **6/12/2008** before me, **M.C. Aquiningoc** a notary public, personally appeared **Debra Dente**, 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



M.C. Aquiningoc

(Seal)



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

