

DOC # 736175  
01/21/2009 02:47PM Deputy: DW  
**OFFICIAL RECORD**  
Requested By:  
STEWART TITLE - DOUGLAS  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-109 PG-4049 RPTT: 978.90



WHEN RECORDED MAIL TO  
HOUSEHOLD FINANCE REALTY CORPORATION OF NEVADA  
ATTN: REO DEPT.  
931 CORPORATE CENTER DRIVE  
POMONA, CA 91768

MAIL TAX STATEMENTS TO  
HOUSEHOLD FINANCE REALTY CORPORATION OF NEVADA  
ATTN: REO DEPT.  
931 CORPORATE CENTER DRIVE  
POMONA, CA 91768

APN: 1320-33-810-007 1008625  
Trustee Sale No. NV-31252-3 APN: 1320-33-810-007 Title Order No. H 864655

## TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$250,654.00
- 3) The amount paid by the grantee at the trustee sale was \$250,654.00
- 4) The documentary transfer tax is \$978.90
- 5) Said property is in EAST FORK

and HOUSEKEY FINANCIAL CORPORATION (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to **BENEFICIAL MORTGAGE CO. OF NEVADA** (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Douglas, State of Nevada, described as follows:

**LOT 57, IN BLOCK M, AS SET FORTH ON FINAL SUBDIVISION MAP FSM-1006, OF CHICHESTER ESTATES PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 12, 1995, IN BOOK 995, AT PAGE 1407, AS DOCUMENT NO. 370215.** \*1995

Property Address: 1436 N MARION RUSSELL GARDNERVILLE, NV 89410

RECITALS: This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 09/23/2004, and executed by VINCENT H. VERNAZA AND THERESA A. VERNAZA, HUSBAND AND WIFE AS JOINT TENANTS as Trustor, and Recorded on 09/28/2004, as Instrument 0625280 and as BOOK 0904 PAGE 11493 of Official Records of Douglas County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

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, and such default still existed at the time of sale.

All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Deed of Trust and of the Notice of Trustee's Sale and the posting of copies of said Notice of Trustee's Sale have been complied with.

Trustee Sales No. NV-31252-3

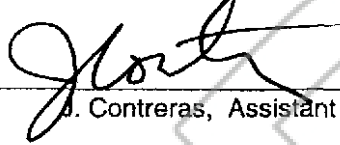
Title Order No. ~~4804655~~

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust sold the herein described property at public auction on 01/14/2009. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$250,654.00 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

In witness whereof, said Housekey Financial Corporation, a California Corporation, as Trustee, has this day caused its corporate name and seal to be hereunto affixed by its Assistant Secretary, thereunto duly authorized by resolution of its Board of Directors.

Date: 01/14/2009

HOUSEKEY FINANCIAL CORPORATION

  
\_\_\_\_\_  
J. Contreras, Assistant Secretary

State of California

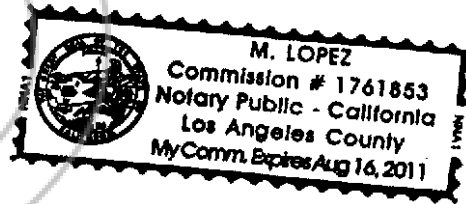
County of Los Angeles

On 1/15/09 before me, M. LOPEZ, a Notary Public, personally appeared, **J. Contreras**, 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 is true and correct.**

WITNESS my hand and official seal.

Signature M. Lopez (Seal)



BK-109  
PG-4050