

DOC # 741245
04/13/2009 08:37AM Deputy: PK
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-409 PG-3070 RPTT: 1,193.40



Trustee's Deed Upon Sale
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Recording Requested by:

When Recorded Mail to:
Indymac Federal Bank F.S.B.
C/O Indymac Bank FSB
6900 Beatrice Drive
Kalamazoo, MI 49009

Forward tax statements to the address given above

APN No.: 1420-34-810-018

Space above this line for recorders use only

TS No.: NV-08-214399-TC Order No.: 080088037-NV-LPO Loan No.: 1008693374

Trustee's Deed Upon Sale

Transfer Tax: \$1,193.40

The undersigned grantor declares:
The grantee herein **IS** the foreclosing beneficiary.
The amount of the unpaid debt together with costs was: **\$412,827.12**
The amount paid by the grantee at the trustee sale was: **\$306,000.00**
The documentary transfer tax is: **\$1,193.40**
Said property is in the City of: **MINDEN, County of DOUGLAS**

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

Indymac Federal Bank F.S.B.

(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:
See Attached

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **LISA LILLIAN KOSKIN, AN UNMARRIED WOMAN**, as trustor, dated **10/31/2006**, and recorded on **11/1/2006** as instrument number **0687757**, in Book **1106**, Page **00304** 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 **11/26/2008**, instrument no **733752**, 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 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 **4/1/2009** 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 **\$306,000.00** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: **4/2/2009**

QUALITY LOAN SERVICE CORPORATION

By:



Eva Alvarez, Assistant Secretary

State of California)
County of San Diego)

On 4-8-09 before me, **Michelle Nguyen** a notary public, personally appeared **Eva Alvarez**, 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


Michelle Nguyen

(Seal)



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



TRUSTEE SALE GUARANTEE

**Exhibit A
LEGAL DESCRIPTION**

File Number: 1013571

Lot 58, as shown on the map of SIERRA VIEW SUBDIVISION, filed in the office of the County Recorder on April 18, 1960, under File No. 15897.

Assessors Parcel No. 1420-34-810-018

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE.

Guarantee No: G-4205-24133

stewart
title guaranty company



BK-409
PG-3072