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OFFICIAL RECORD

Requested By:

FIRST AMERICAN NATIONAL

APN#:1320-32-717-003

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
AS AN ACCOMMODATION ONLY

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-0509 PG- 669 RPTT: # 2



MAIL TAX STATEMENTS TO AND
WHEN RECORDED MAIL TO:

C&L Service Corp/Morris-Griffin Corp
2488 E. 81st Street, Suite 700
Tulsa, OK 74137

*C/O Secretary of Housing & Urban
Development*
4009211-LS

The Undersigned Hereby Affirms That There Is No Social Security Number
Contained In This Document.

* Total Value/Sales Price of Property

* Transfer Tax: \$ 0.00 \$320,820.64

FORECLOSURE COMMISSIONER'S
DEED UPON SALE

TITLE OF DOCUMENT

C&L Service Corp/Morris-Griffin Corp
2488 E 81st Street, Suite 700
Tulsa, OK 74137

Loan No. 3311190935
Order No. 4009211 -LS
TS No. 1197479-1

Space above this line for Recorder's purposes

Instrumentality of the U.S. Government
Pursuant to Section 12, USCA 3764 (c)

FORECLOSURE COMMISSIONER'S DEED UPON SALE

This deed made this 16th day of April, 2009, by and between CAL-WESTERN RECONVEYANCE CORPORATION, A CALIFORNIA CORPORATION, Foreclosure Commissioner, ("Grantor") and SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ("Grantee").

WHEREAS, on November 26, 2003, a certain Deed of Trust was executed by WELLS FARGO BANK OF NEVADA, N.A. SUCCESSOR TRUSTEE OF THE WILLIAM FREDERICK NELSON AND JOHANNA WARREN NELSON 1976 TRUS WILLIAM FREDERICK NELSON, as trustor, in favor of WELLS FARGO HOME MORTGAGE, INC., A CALIFORNIA CORPORATION, trustee, and WELLS FARGO HOME MORTGAGE, INC., A CALIFORNIA CORPORATION, beneficiary, and was recorded on December 8, 2003, in Book 1203, Page 02857, Instrument No. 0598852, in the Office of the County Recorder of Douglas County, NV.

WHEREAS, on May 4, 2007, the beneficial interest in the Deed of Trust was assigned to the United States Secretary of Housing and Urban Development (the Secretary); and

WHEREAS, by virtue of a default in the covenants and conditions of the Deed of Trust the Secretary designated Cal-Western Reconveyance Corp. as foreclosure commissioner to conduct a non-judicial foreclosure of the Deed of Trust under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 *et seq.*, the designation being recorded on February 10, 2009, in Book 209, Page 2430, Instrument No. 737481, in the Office of the County Recorder of Douglas County, NV; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, (1) on March 18, 2009, to William Frederick Nelson and Nancy Nelson, the owner of the property secured by the deed of trust as shown by the



BK-509
PG-670

public record on March 17, 2009, (2) on March 18, 2009 , to Wells Fargo Bank of Nevada, N.A. Trustee, Estate of William Frederick Nelson, Secretary of Housing and Urban Development, the parties shown on the public record as of March 17, 2009 to be liable for part or all of the secured debt, and (3) on March 18, 2009, to Secretary of Housing and Urban Development, the parties who, as of March 17, 2009 , had a lien on the property secured by the deed of trust; and

WHEREAS, a copy of the Notice of Default and Foreclosure sale was published in the RECORD COURIER on March 24, 2009 , April 1, 2009 , and April 8, 2009 ; and,

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was posted in a prominent place at the Minden Judicial Building, Gardnerville Senior Center, Minden Post Office and Gardnerville Post Office, and at the Minden Courthouse, Gardnerville Town Admin. Offices on the Public Bulletin Board , on March 25, 2009 ; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on March 12, 2009 , in Book 309 , Page 3020 , Instrument No. 739497 , in the Office of the County Recorder of Douglas County; NV and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on April 15, 2009 , at which THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT submitted the highest bid in the amount of \$ 320,820.64 ; and

WHEREAS, the trustor is not entitled to benefits of the Soldiers' and Sailors' Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in the trustor or others subsequent to a foreclosure completed pursuant to the Act;

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells, and conveys to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT , the following described property located in Douglas County, Nevada:

LOT 10, IN BLOCK A, OF HAWKINS ADDITION TO THE TOWN OF GARDNERVILLE, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 16, 1915.

Commonly known as: 1477 Douglas Avenue, Gardnerville, NV 89410

APN: 1320-32-717-003



The grantor hereby conveys to the grantee all right, title and interest in the above property held by the grantor herein, the Secretary, Betty J. Collier, Cal-Western Reconveyance Corporation, a California corporation, or any other party claiming by, through, or under them on the date the deed of trust referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale. This deed is given without warranty or covenants to the grantee.

CAL-WESTERN RECONVEYANCE CORPORATION,
Foreclosure commissioner

By: Wendy V. Perry
Wendy V. Perry, Assistant Vice President

State of California)
 :
County of San Diego)

On April 29, 2009, before me, Nicole M. Genet the undersigned Notary Public, personally appeared Wendy V. Perry

who proved to me on the basis of satisfactory evidence) to be the person 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 Nicole M. Genet

(Notary Seal)

