

OFFICIAL RECORD

Requested By:

FIRST AMERICAN TITLE NDTs

RECORDING REQUESTED BY:

The Cooper Castle Law Firm
fka The Cooper Christensen Law Firm, LLP

Federal Home Loan Mortgage Corporation
5000 Plano Pkwy
Carrollton, Tx 75019

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0709 PG- 6096 RPTT: # 2



Forward Tax Statements to
the address given above

1220-16-610-058

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOAN #: 0037223682/364
T.S. NO.: 08-11-6858
INVESTOR #: 327923393
TITLE ORDER # 3915765 - AJ

TRUSTEE'S DEED UPON SALE

A.P.N.: 1220-16-610-058 TRANSFER TAX: 0.00

The Grantee Herein Was The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was ~~\$250,000.00~~
The Amount Paid By The Grantee Was \$180,303.30
Said Property Is In The City of Gardnerville, County of Douglas

The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP, 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

Federal Home Loan Mortgage Corporation

(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 187, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965, IN BOOK 1 OF MAPS, FILED AS NO. 28309, AND TITLE SHEET AMENDED ON JUNE 4, 1965, AS FILING NO. 28377.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by Susan Cunningham as Trustor, dated Dec 19, 2005 of the Official Records in the office of the Recorder of Douglas County, 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 Dec 27, 2005, Instrument Number 0664481, in Book of Official records. The Trustee has 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 Breach 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 Civil Code 107.050.



TRUSTEE'S DEED UPON SALE

Trustee's Deed

LOAN #: 0037223682/364
T.S. NO.: 08-11-6858
INVESTOR #: 327923393
TITLE ORDER # 3915765

All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on May 29, 2009. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being \$180,303.30, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, The Cooper Castle Law Firm fka The Cooper Christensen Law Firm, LLP as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: May 29, 2009

**THE COOPER CASTLE LAW FIRM FKA THE
COOPER CHRISTENSEN LAW FIRM, LLP**

By:
Melissa Roberts
Trustee Sale Officer

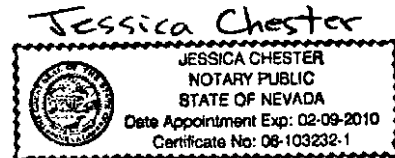
State of Nevada } SS.
County of Clark }

On May 29, 2009 before me, the undersigned, Jessica Chester, Notary Public, personally appeared Melissa Roberts personally known to me (or 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.

WITNESS my hand and official seal.

Signature (Seal)

exp.
02-09-2010



Cert. 06-103232-1