

DOC # 749368
08/24/2009 09:20AM Deputy: DW
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-809 PG-5174 RPTT: 585.00



APN No.: 1022-14-001-043
Recording Requested by:

When Recorded Mail to:
Bank of America, National Association as successor by
merger to LaSalle Bank National Association, as Trustee
for the C-BASS Mortgage Loan Asset-Backed
Certificates, Series 2006-CB7
C/O Litton Loan Servicing LP
4828 Loop Central Drive
Houston, TX 77081

Forward tax statements to the address given above

Space above this line for recorders use only

TS No.: NV-09-269881-BL Order No.: 090252363-NV-LPO

Trustee's Deed Upon Sale

Transfer Tax: \$585.00

The undersigned grantor declares:
The grantee herein **IS** the foreclosing beneficiary.
The amount of the unpaid debt together with costs was: **\$181,338.85**
The amount paid by the grantee at the trustee sale was: **\$150,000.00**
The documentary transfer tax is: **\$585.00**
Said property is in the City of: Wellington, 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

Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB7

(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:
PARCEL 2, as set forth on Final Parcel Map #LDA 03-016 for SHERYL L. RADCLIFF-NEGRETE, filed for record with the Douglas County Recorder on August 28, 2003 in Book 0803, Page 15967, as Document No. 0588133, Official Records of Douglas County, Nevada. APN 1022-14-001-043*

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **KEVIN SPRAGGINS AND TERRI SPRAGGINS, HUSBAND AND WIFE AS JOINT TENANTS**, as trustor, dated **6/17/2005**, and recorded on **5/26/2005** as instrument number **0645319**, 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 **4/9/2009**, instrument no **741149**, 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.

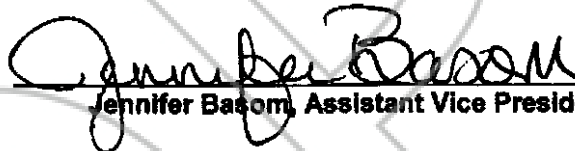
All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on 8/12/2009 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 \$150,000.00 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 8/13/2009

QUALITY LOAN SERVICE CORPORATION

By:



Jennifer Basom, Assistant Vice President

State of California)
County of San Diego)

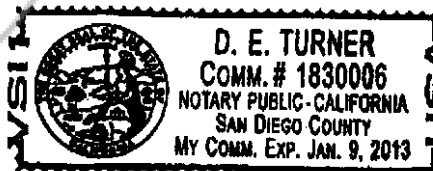
On 8/20/09 before me, D.E. Turner a notary public, personally appeared Jennifer Basom who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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 
D.E. Turner

(Seal)



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