

DOC # 749369  
08/24/2009 09:22AM 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-5176 RPTT: 799.50



APN No.: 1420-28-310-004  
Recording Requested by:

When Recorded Mail to:  
HSBC Bank USA, National Association, as Trustee, for  
the registered holders of Nomura Home Equity Home  
Loan, Inc. Asset-Backed Certificates, Series 2007-2  
C/O Ocwen Loan Servicing, LLC  
1575 Palm Beach Lakes  
West Palm Beach, FL 33401

Forward tax statements to the address given above

Space above this line for recorders use only

TS No.: NV-09-262617-CL Order No.: 090194694-NV-LPO

## Trustee's Deed Upon Sale

Transfer Tax: \$799.50

The undersigned grantor declares:  
The grantee herein IS the foreclosing beneficiary.  
The amount of the unpaid debt together with costs was: \$325,399.23  
The amount paid by the grantee at the trustee sale was: \$204,600.00  
The documentary transfer tax is: \$799.50  
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

**HSBC Bank USA, National Association**, as Trustee, for the registered holders of Nomura Home Equity Home Loan, Inc. Asset-Backed Certificates, Series 2007-2

(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 42, Block B, as shown on the Final Map #PD99-02-04 for SARATOGA SPRINGS ESTATES UNIT NO. 4, A PLANNED UNIT DEVELOPMENT, recorded in the Office of the County Recorder of Douglas County, Nevada, on May 19, 2000, in Book 0500, Page 4445, as Document No. 492337, and as shown on Certificate of Amendment recorded November 30, 2000, in Book 1100, Page 6042, as Document No. 504169. ASSESSOR'S PARCEL NO. 1420-28-310-004

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **JAMES T. DENISON, AN UNMARRIED MAN**, as trustor, dated 10/23/2006, and recorded on 10/30/2006 as instrument number 0687507, in Book 1006, Page 10583 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 3/17/2009, instrument no 739760, 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.

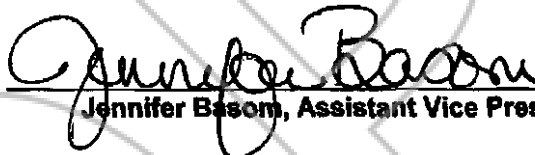
All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied 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 \$204,600.00 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:

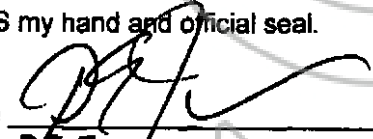
  
Jennifer Basom, Assistant Vice President

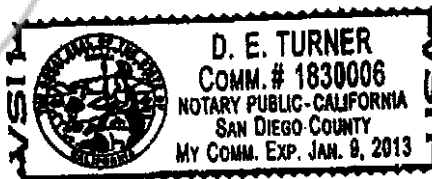
State of California )  
County of San Diego)

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  (Seal)  
D.E. Turner



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