

DOC # 751146  
09/24/2009 11:42AM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
SPL INC - LA  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-909 PG-5018 RPTT: 1,675.05



APN No.: 1220-09-710-007  
Recording Requested by

When Recorded Mail to:  
FIRST HORIZON HOME LOANS, a division of FIRST  
TENNESSEE BANK NATIONAL ASSOCIATION.  
C/O MetLife Home Loans a division of MetLife Bank NA  
4000 Horizon Way  
Irving, TX 75063

Forward tax statements to the address given above

Space above this line for recorders use only

TS No.: NV-09-281832-      Order No.: 30191026  
RM

## Trustee's Deed Upon Sale

Transfer Tax: \$1,675.05

The undersigned grantor declares:  
The grantee herein **IS** the foreclosing beneficiary  
The amount of the unpaid debt together with costs was: **\$429,122.11**  
The amount paid by the grantee at the trustee sale was: **\$429,122.11**  
The documentary transfer tax is: **\$1,675.05**  
Said property is in the City of: GARDNERVILLE, 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

**FIRST HORIZON HOME LOANS, a division of FIRST TENNESSEE BANK NATIONAL ASSOCIATION.**

(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 6, AS SET FORTH ON THAT CERTAIN FINAL MAP PD 04-009 FOR CEDAR CREEK, A PLANNED DEVELOPMENT, FILED FOR RECORD ON MARCH 9, 2006 IN BOOK 306 AT PAGE 3246, AS DOCUMENT NO. 669544 OF OFFICIAL RECORDS.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **KIM A POSNIEN & DEBBIE A POSNIEN, HUSBAND & WIFE**, as trustor, dated **3/30/2006**, and recorded on **3/31/2006** as instrument number **0671691**, 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 **5/18/2009**, instrument no **743370**, 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 **9/16/2009** 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 **\$429,122.11** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: **9/17/2009**

**QUALITY LOAN SERVICE CORPORATION**

By:

*Jennifer Basom*

**Jennifer Basom, Assistant Vice President**

State of California )  
County of San Diego)

On 9/22/09 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.

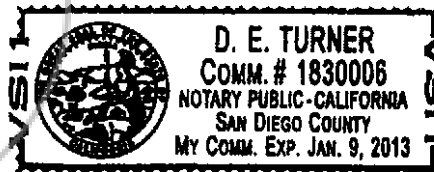
WITNESS my hand and official seal.

Signature

*D.E. Turner*

(Seal)

**D.E. Turner**



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