

APN#: 1220-04-512-025

**RECORDING REQUESTED BY:**  
**FIRST AMERICAN NATIONAL DEFAULT**  
**TITLE**  
**3 FIRST AMERICAN WAY**  
**SANTA ANA, CA 92707**

DOC # 767004  
07/15/2010 12:50PM Deputy: PK  
**OFFICIAL RECORD**  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-710 PG-2694 RPTT: EX#002



**MAIL TAX STATEMENTS TO AND**  
**WHEN RECORDED MAIL TO:**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION C/O**  
**CITIMORTGAGE, INC**  
**1000 TECHNOLOGY DRIVE, MS 314**  
**O FALLON MO 63368-2240**

4331192- LS

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

**TRUSTEE'S DEED UPON SALE**

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**TITLE OF DOCUMENT**



AP# 1220-04-512-025

MAIL TAX STATEMENTS TO:

AND WHEN RECORDED MAIL TO:

CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE, MS 314  
O FALLON MO 63368-2240



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

4331192-LS

TRA: 521

Trust No. 1254487-15

Loan No. XXXXXX1439

Document Transfer Tax \$0.00

Grantee was/was not the foreclosing beneficiary;

consideration \$211,700.33

unpaid debt \$211,700.33 non exempt amount

Computed on the consideration or value of real property conveyed

Computed on the consideration or value less liens or encumbrances

remaining at time of sale.

FIRST AMERICAN TITLE COMPANY  
AS AN ACCOMODATION ONLY

*Laura Vereeles*

Signature of Declarant or Agent

*Laura Vereeles*

### TRUSTEE'S DEED UPON SALE

CAL-WESTERN RECONVEYANCE CORPORATION, a corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to FEDERAL NATIONAL MORTGAGE ASSOCIATION (herein called Grantee) the real property in the City of GARDNERVILLE County of DOUGLAS, State of Nevada, described as follows:

**LOT 2, AS SHOWN ON THE OFFICIAL "FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION, UNIT NO. 2, RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON DECEMBER 23, 1970, AS DOCUMENT NO. 50685, IN BOOK 1 OF MAPS, DOUGLAS COUNTY, NEVADA, RECORDS**

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by **BARRY J. KOEPEL AND EDWINA R. KOEPEL HUSBAND AND WIFE AS JOINT TENANTS** as Trustor, recorded **December 22, 2006**, as Document No. **0691465** in Book **1206** Page **8806**, of official records in the office of the Recorder of **DOUGLAS** County, Nevada and pursuant to the Notice of Default recorded **December 11, 2009**, as Document No. **755389** in Book **1209**, Page **2856** of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by said Deed of Trust.



**TRUSTEE'S DEED UPON SALE**

Trust No: 1254487-15  
Loan No: XXXXXX1439

A Notice of Trustee's Sale was published once a week for three consecutive weeks in a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of said Notice of Trustee's Sale was posted by the Trustee or its authorized representative of said County in three public places.

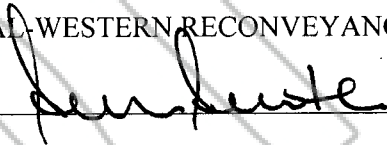
At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **May 12, 2010** to said Grantee, being the highest bidder therefore, for **\$211,700.33** cash, lawful money of the United States, in satisfaction pro tanto of the indebtedness then secured by said Deed of Trust.

Dated: **May 12, 2010**

IN WITNESS WHEREOF, **CAL-WESTERN RECONVEYANCE CORPORATION**, as Trustee, has this day, caused its corporate name and seal to be affixed hereto and this instrument to be executed by its authorized officer, thereunto duly authorized.

Dated: May 12, 2010

CAL-WESTERN RECONVEYANCE CORPORATION

  
\_\_\_\_\_  
Susan Smothers, A.V.F.

State of California )  
County of San Diego )

Jeffrey Starling

On JUN 01 2010 before me, \_\_\_\_\_  
a Notary Public, personally appeared Susan Smothers, A.V.F.

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

(Seal)

Signature Jeffrey Starling

