



RECORDING REQUESTED BY:  
**The Cooper Castle Law Firm**  
fka **The Cooper Christensen Law Firm, LLP**

AND WHEN RECORDED MAIL TO:  
**Federal Home Loan Mortgage Corporation**  
5000 Plano Pkwy  
Carrollton, TX 75010

Forward Tax Statements to  
the address given above

1220-11-002-005

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOAN #: 1264040817  
T.S. NO.: 09-11-30846  
INVESTOR #: 723249913  
TITLE ORDER # 4326709

### TRUSTEE'S DEED UPON SALE

A.P.N.: 1220-11-002-005      TRANSFER TAX: \$0.00

The Grantee Herein Was The Foreclosing Beneficiary.  
The Amount Of The Unpaid Debt was **\$252,103.88**  
The Amount Paid By The Grantee Was **\$ 254,655.54**  
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:

**SEE EXHIBIT "A"**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **Richard D. Armstrong and Esther Susan Armnstrong** as Trustor, dated **Nov 25, 2003** 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 03, 2003**, Instrument Number **0598549**, 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 #: 1264040817  
T.S. NO.: 09-11-30846  
INVESTOR #: 723249913  
TITLE ORDER # 4326709

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 **Jul 23, 2010**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$ 254,655.54**, 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: Jul 23, 2010

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

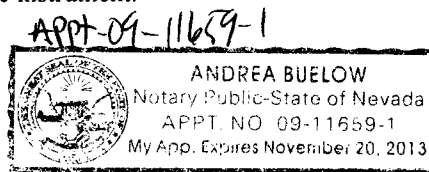
By:   
Melissa Roberts  
Trustee Sale Officer

State of Nevada } SS.  
County of Clark }

On Jul 23, 2010 before me, the undersigned, Andrea Buelow, 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)





**EXHIBIT "A"**

**BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 12 NORTH,  
RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:**

**PARCEL A, AS SET FORTH ON PARCEL MAP FOR OWEN, GOLDBERG AND TOMERLIN,  
FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS  
COUNTY, NEVADA, ON OCTOBER 21, 1985 IN BOOK 1085, PAGE 1860, AS DOCUMENT NO.  
125473 OF OFFICIAL RECORDS.**

