

DOC # 777551  
01/25/2011 03:41PM Deputy: DW  
**OFFICIAL RECORD**  
Requested By:  
LSI TITLE AGENCY INC.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-111 PG-5489 RPTT: 1,296.75



RECORDING REQUESTED BY:  
Western Progressive, LLC

AND WHEN RECORDED TO:  
U.S. Bank National Association  
**Ocwen Loan Servicing, LLC**  
c/o Western Progressive, LLC  
2015 Vaughn Road  
Building 400  
Kennesaw, GA 30144

Forward Tax Statements to  
the address given above *090018004*

SPACE ABOVE LINE FOR RECORDER'S USE

A.P.N.: 1318-15-612-017  
T.S. # 09-00360-OC      Loan #: 40555351  
Order #: 090018004-NV-GNO

**The undersigned hereby affirms that there is no Social Security number contained in this document.**

### TRUSTEE'S DEED UPON SALE

**THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3**

Transfer Tax: \$1,296.75

The Grantee Herein **WAS** the Foreclosing Beneficiary.

The Amount of the Unpaid Debt was \$666,082.80

The Amount Paid by the Grantee was \$332,500.00

Said Property is in the City of ZEPHYR COVE, County of Douglas

*"This instrument is being recorded as an  
ACCOMMODATION ONLY, with no  
Representation as to its effect upon title"*

Western Progressive, LLC, 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

**U.S. Bank National Association, as Trustee for the registered holders of MASTR Asset Backed Securities Trust 2007-WMC1Mortgage Pass-Through Certificates Series 2007-WMC1**

(herein called Grantee) but without covenant or warranty, expressed or implied, all rights, 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, in Block A, as shown on the map of **ROUND HILL VILLAGE, UNIT NO. 2**, filed August 31, 1965 in the office of the County Recorder of Douglas County, Nevada, as Document No. 29312.  
275 Cheyenne Way  
Zephyr Cove, NV 89448

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **Sandra Lee Burns, AN UNMARRIED WOMAN** as Trustor, dated 10/23/2006 of the 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 11/1/2006, instrument number 0687765 Book 1106, Page 00412 of official records.



### TRUSTEE'S DEED UPON SALE

T.S. #: 09-00360-OC Loan #: 40555351  
Order #: 090018004-NV-GNO

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 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 return receipt mail, postage pre-paid to each person entitled to notice in compliance with Nevada Civil Code 107.050.

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 1/12/2011. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$ \$332,500.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Western Progressive, LLC, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 1-19-11

Western Progressive, LLC as trustee by Law offices of Les Zieve, as agent

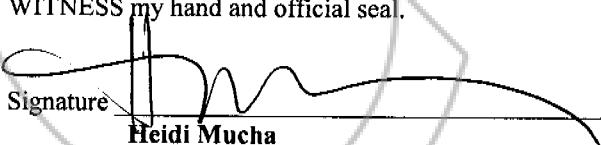
Amanda Cleem, Trustee Sale Officer

State of California} ss  
County of Orange}

On 1-19-11 before me, the undersigned, Heidi Mucha Notary Public, personally appeared Amanda Cleem 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)  
Heidi Mucha

