

DOC # 789140  
09/06/2011 02:23PM Deputy: SG

OFFICIAL RECORD

Requested By:  
First American National De  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-911 PG-765 RPTT: 844.35



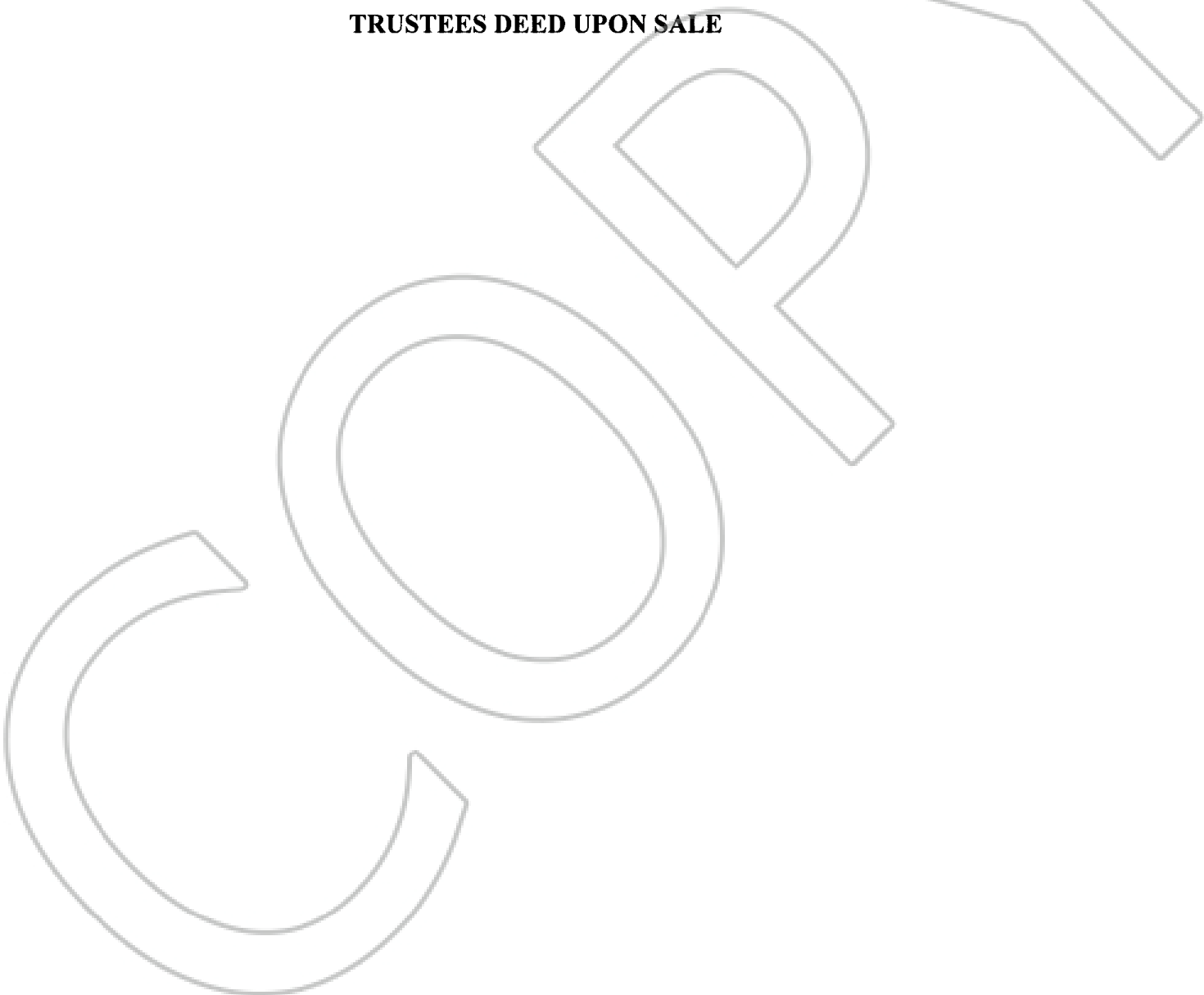
**RECORDING REQUESTED BY:**  
CR TITLE SERVICES, INC.  
HSBC BANK USA, NATIONAL ASSOCIATION  
AS, TRUSTEE FOR MERRILL LYNCH MORTGAGE  
INVESTORES

**WHEN RECORDED MAIL TO:**  
CITI MORTGAGE INC.  
CR TITLE SERVICES INC.  
1000 TECHNOLOGY DRIVE, MS-314  
O'FALLON, MO 63368-2240

APN :1420-28-211-002  
4457342

SPACE ABOVE RESERVED FOR RECORDER'S USE

**TRUSTEES DEED UPON SALE**





RECORDING REQUESTED BY:  
CR Title Services, Inc.

AND WHEN RECORDED TO:  
**CITIMORTGAGE INC.**  
**ATTN: REO DEPARTMENT**  
**C/O CR TITLE SERVICES**  
**1000 TECHNOLOGY DRIVE, MS-314**  
**O'FALLON, MO 63368-2240**  
Forward Tax Statements to the address given above

APN 1420-28-211-002  
TS # T10-62161-NV  
Investor #: Order #: 4457342

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### TRUSTEE'S DEED UPON SALE

A.P.N.: 1420-28-211-002  
TRANSFER TAX: \$ 844.35  
The Grantee Herein was The Foreclosing Beneficiary.  
The Amount Of The Unpaid Debt was \$452,614.32  
Amount Paid By The Grantee Was \$216,090.00  
Said Property Is In The City Of MINDEN, County of DOUGLAS

CR Title Services, Inc., 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 Merrill Lynch Mortgage Investors Trust, Series 2006-A2**

(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 Attached Legal Description

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **RICHARD TURNBOW AND TRICIA A. TURNBOW, HUSBAND AND WIFE, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP** as Trustor, dated **11-01-2005** 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 **11-07-2005**, instrument number **0660054** 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 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



TS#: T10-62161-NV  
Order #: 4457342

### TRUSTEE'S DEED UPON SALE

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 **08-31-2011**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$216,090.00**, 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, CR Title Services, Inc., as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: **09-01-2011**

CR Title Services, Inc.

\_\_\_\_\_  
Scott Scheiner , Vice President

State of MO }ss  
County of SAINT CHARLES}ss

On September 01, 2011 before me, Diane K. Eoff , Notary Public, personally appeared Scott Scheiner , 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 MO that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:   
Diane K. Eoff Notary Public

**DIANE K. EOFF**  
Notary Public - Notary Seal  
State of Missouri  
St. Louis County  
Commission # 09857304  
My Commission Expires August 20, 2013



TS#: T10-62161-NV  
Order #: 4457342

**Legal Description**

**THE LAND IS SITUATED IN CITY OF MINDEN, COUNTY OF DOUGLAS STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:  
LOT 16 OF BLOCK B AS SAID LOT AND BLOCK ARE SET FORTH ON THE FINAL MAP #PD99-02-04 FOR SARATOGA SPRINGS ESTATES UNIT 4, A PLANNED UNIT DEVELOPMENT, RECORDED MAY 19, 2000 IN BOOK 0500 OF OFFICIAL RECORDS, PAGE 4445, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 492337, AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 30, 2000, IN BOOK 1100, PAGE 6042, AS DOCUMENT NO. 504169, OFFICIAL RECORDS.**

