

DOC # 795861
01/17/2012 08:39AM Deputy: PK

OFFICIAL RECORD

Requested By:

Fidelity Default Resolution

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 2 Fee: \$15.00

BK-112 PG-2558 RPTT: 514.80



RECORDING REQUESTED BY:
**Fidelity National Title Insurance
Company**

WHEN RECORDED TO AND
FORWARD TAX STATEMENTS TO:
WELLS FARGO BANK, N.A., AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF
SOUNDVIEW HOME LOAN TRUST 2007-
OPT1, ASSET-BACKED CERTIFICATES,
SERIES 2007-OPT1
c/o AMERICAN HOME MORTGAGE
SERVICING
4875 Belfort Road, Suite 130
Jacksonville, FL 32256

APN: 1320-33-717-041

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

Trustee Sale No. 10-05041-3 NV
Client Reference No. 0022894588

TRUSTEE'S DEED UPON SALE

TRANSFER TAX:

The grantee herein WAS the foreclosing beneficiary.
The amount of the unpaid debt was: \$ 382,998.24
The amount paid by the grantee was: \$131,750.00
Said property is in the city of Gardnerville, County of Douglas

Power Default 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 **WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT1** (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 26, BLOCK C, AS SET FORTH ON FINAL SUBDIVISION MAP NO. 1006-9 FOR CHICHESTER ESTATES PHASE 9 FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 27, 2001, IN BOOK 1101 OF OFFICIAL RECORDS, PAGE 7916, AS DOCUMENT NO. 528504. APN# 1320-33-717-041

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by GREGORY R. PEARSON, A SINGLE MAN as Trustor, dated February 23, 2007 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



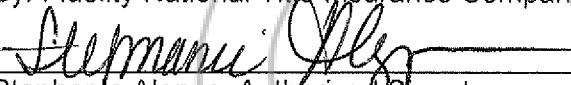
appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Default of Election to Cause Sale of Real Property under the Deed of Trust recorded on March 6, 2007, as Instrument No. 0696426 , and re-recorded on February 2, 2009, as Instrument No. 0736861 of Official 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 Default of Election to Cause Sale of Real Property under the Deed of Trust 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 prepaid 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 Breach and Default of Election to Cause Sale of Real Property under the 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 January 4, 2012. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$131,750.00, 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, Power Default 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: January 13, 2012

Power Default Services, INC., Trustee
By: Fidelity National Title Insurance Company, its agent


Stephanie Alonzo, Authorized Signature

State of California }ss.
County of San Francisco }ss

On January 13, 2012 before me, Elida Rosado, Notary Public, personally appeared Stephanie Alonzo, 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.


Elida Rosado # 1882764
My Commission Expires March 14, 2014

