

DOC # 801814
05/02/2012 02:01PM Deputy: PK
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-512 PG-627 RPTT: 750.75

APN#: 1220-21-710-227

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

MAIL TAX STATEMENTS TO AND
WHEN RECORDED MAIL TO:
GREATER NEVADA MORTGAGE SERVICES
4070 SILVER SAGE DRIVE
CARSON CITY, NV 89701

ORDER NO.: 5813032

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

TRUSTEE'S DEED UPON SALE

TITLE OF DOCUMENT



APN: 1220-21-710-227
RECORDING REQUESTED BY:
MILES, BAUER, BERGSTROM & WINTERS, LLP

WHEN RECORDED MAIL TO:
GREATER NEVADA MORTGAGE SERVICES
4070 Silver Sage Drive
Carson City, NV 89701
Attn: Eva O'Dell

Forward Tax Statements to
this address given above

T.S. # 11-NV0273
Order #: 5813032

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO
SOCIAL SECURITY NUMBER CONTAINED IN THIS DOCUMENT

TRUSTEE'S DEED UPON SALE

A.P.N.: 1220-21-710-227

The Grantee Herein WAS The Foreclosing Beneficiary.

The Amount of the Unpaid Debt was \$192,118.97

The Amount Paid by the Grantee was \$192,118.97

Said Property is in the City of GARDNERVILLE, County of DOUGLAS

The documentary transfer tax is \$450.75

FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

MILES, BAUER, BERGSTROM & WINTERS, 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

GREATER NEVADA MORTGAGE SERVICES

(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 16, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 27, 1974 IN BOOK 374, PAGE 676 AS DOCUMENT NO. 72456

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by PEDRO M. MARTIN AND CRISTINA D. MARTIN, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, dated April 26, 2010 and recorded on April 30, 2010 as Instrument No. 762875, 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 and of Election to Cause Sale of Real Property Under Deed of Trust recorded on August 24, 2011, as Instrument number 788575, 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 and of Election to Cause Sale of Real Property Under 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 pre-paid to each person entitled to notice in compliance with Nevada Revised Statutes 107.090.




All requirements per Nevada Statutes regarding the mailing, personal delivery and publication of copies of Notice of Breach and Default and of Election to Cause Sale of Real Property 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 **April 25, 2012**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$192,118.97**, 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, **MILES, BAUER, BERGSTROM & WINTERS, 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: **April 26, 2012**

MILES, BAUER, BERGSTROM & WINTERS, LLP, as Trustee

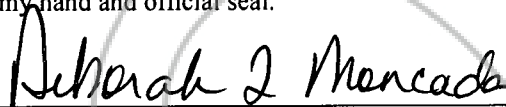


Jeremy T. Bergstrom, Esq.

State of **NEVADA** } ss
County of **CLARK** }

On **April 26, 2012**, before me, **Deborah L. Moncada**, Notary Public, personally appeared as **Jeremy T. Bergstrom, Esq.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature  (Seal)
Notary Public in and for said County and State

