

DOC # 809460
09/20/2012 03:33PM Deputy: AR
OFFICIAL RECORD

Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-912 PG-4791 RPTT: 1345.50



RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :
U.S. Bank National Association
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020

FORWARD TAX STATEMENTS TO:
U.S. Bank National Association
3476 Stateview Blvd
MAC # X7801-013
Ft. Mill, SC 29715

APN: 1318-10-416-025

NDSC File No. : 10-41995-WFR-NV
Loan No. : 0154052666
Title Order No. : 100282695

TRUSTEE'S DEED UPON SALE

Transfer Tax : **\$1,345.50**
The Grantee herein **WAS** the Beneficiary
The amount of the unpaid debt was **\$576,396.04**
The amount paid by the Grantee was **\$345,000.00**
The property is in the city of **ZEPHYR COVE**, County of **DOUGLAS**, State of **NV**.

National Default Servicing Corporation, an Arizona Corporation, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :

U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-AR9

herein called Grantee, the following described real property situated in **DOUGLAS** County :

Lot 23, in Block 5, as shown on the map of second addition to Zephyr Heights Subdivision filed for record July 6, 1948 Document No. 6530, Douglas County Records.

This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **MICHAEL J. SIGALA, AN UNMARRIED MAN**, as Trustor, recorded on **07/24/2006** as Instrument No. **0680449 BK0706 PG8397** (or Book, Page) of the Official Records of **DOUGLAS** County, **NV**.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, the recording, mailing, posting, and publication of the Notice of Trustee's Sale have been complied with.



Page 2
Trustee's Deed Upon Sale
NDSC File No. : 10-41995-WFR-NV

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 **09/12/12** Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, which amount was **\$345,000.00**.

Dated : 9/13/12 National Default Servicing Corporation, an Arizona Corporation

By: *Heather Coe*
Heather Coe, Trustee Sales Officer

State of: Arizona
County of: Maricopa

On September 13, 2012, before me, the undersigned, a Notary Public for said State, personally appeared Heather Coe personally known to me be (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 she executed the same in her authorized capacity, and that by her 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 *Judy A Reynolds*
Judy A Coe