

DOC # 820828
03/28/2013 03:27PM Deputy: AR
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-313 PG-7669 RPTT: 315.90



APN No.: 1220-16-310-057
Recording Requested by:

When Recorded Mail to:
Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067

Forward tax statements to the address given above

TS No.: NV-12-526992-AB

Space above this line for recorders use only

Order No.: 7115108

Grantee: Nationstar Mortgage LLC

Grantee Address: 350 Highland Drive, , Lewisville, 75067 TX

It is hereby affirmed that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

Trustee's Deed Upon Sale

Transfer Tax: Bid amount includes cost **\$315.90**

The undersigned grantor declares:

The grantee herein **IS** the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: **\$103,538.57**

The amount paid by the grantee at the trustee sale was: **\$80,649.78**

The documentary transfer tax is: **\$315.90**

Said property is in the City of: **GARDNERVILLE**, County of **DOUGLAS**

QUALITY LOAN SERVICE CORPORATION, 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

Nationstar Mortgage LLC

(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 73 IN BUILDING J, AS SET FORTH ON THE MAP OF SEQUOIA VILLAGE TOWNHOUSES-1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 14, 1979, AS DOCUMENT NO. 38712, AND AS CORRECTED BY CERTIFICATE OF AMENDMENT RECORDED JULY 15, 1980, AS DOCUMENT NO. 46136.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **GARY M RUPPEL, A SINGLE MAN**, as trustor, dated **4/27/2005**, and recorded on **5/3/2005** as instrument number **0643441**, in Book **xxx**, Page **xxx**, of 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 **11/13/2012**, instrument no **812766**, 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 Default 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 mail, postage pre-paid to each person entitled to notice in compliance with Nevada Revised Statute 107.050.

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on **3/20/2013** at the place named in the Notice of Sale, in the County of **DOUGLAS**, Nevada, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being **\$80,649.78** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date:

QUALITY LOAN SERVICE CORPORATION

MAR 25 2013

Claudia Figueroa
By: **Claudia Figueroa, Assistant Secretary**

State of: **California**
County of: **San Diego**

On 3/25/13 before me, **Michele A. Kittinger** a notary public, personally appeared **Claudia Figueroa**, 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 *Michele A. Kittinger*
Michele A. Kittinger

(Seal)



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.