

TS No.: 2015-00953-NV

A.P.N.: 1220-12-310-043

RECORDING REQUESTED BY:  
**Western Progressive - Nevada, Inc.**

DOUGLAS COUNTY, NV	<b>2016-888116</b>
RPTT:\$1419.60 Rec:\$16.00	09/26/2016 10:18 AM
\$1,435.60 Pgs=3	
PREMIUM TITLE TSG	
KAREN ELLISON, RECORDER	

AND WHEN RECORDED TO:  
**HSBC Bank USA, National Association as trustee for  
 Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-OA3  
 c/o Ocwen Loan Servicing, LLC  
 Attention: Vault Department  
 5720 Premier Park Drive  
 West Palm Beach  
 FL- 33407**

**Forward Tax Statements to  
the address given above**

SPACE ABOVE LINE FOR RECORDER'S USE

TS No.: 2015-00953-NV

Order #: 1504-NV-2560456

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

**TRUSTEE'S DEED UPON SALE**

A.P.N.: 1220-12-310-043

The undersigned grantor declares under penalty of perjury:  
 The Grantee Herein **was** the Foreclosing Beneficiary.  
 The Amount of the Unpaid Debt was **\$474,585.77**  
 The Amount Paid by the Grantee at the trustee sale was **\$364,000.00**  
 The documentary transfer tax is **\$1,419.60**  
 Said Property is in the City of **Gardnerville**, County of **Douglas**

**Western Progressive - Nevada, 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 Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-OA3**

## TRUSTEE'S DEED UPON SALE

**Order #: 1504-NV-2560456**

(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:

**THE LAND REFERRED TO HERIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS CITY OF GARDNERVILLE DESCRIBE AS FOLLOWS :**

**LOT 50 AS SHOWN ON THE MAP OF PINENUT SUBDIVISION UNIT NO .1 FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 11, 1963 IN BOOK 18 PAGE 43 AS FILE NO 22783**

This conveyance is made pursuant to the authority and powers vested in said trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by **DOMINIC V LOMBARDO AND NANCY A LOMBARDO, HUSBAND AND WIFE AS JOINT TENANTS**, as Trustor, dated **02/07/2007** of the Official Records in the office of the Recorder of **Douglas** County, **Nevada** pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on **02/16/2007** , instrument number **0695192** , Book **0207** , Page **5696** of official records of said county. Trustee having complied with all applicable statutory requirements of the State of Nevada and performed all duties required by the Deed of Trust.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default have been met. A Notice of Trustee's Sale was published once a week for three consecutive weeks in a legal newspaper, and at least twenty days before the date fixed therein for sale, a copy of the Notice of Trustee's Sale was posted by the Trustee or its authorized representative of said County in one public place.

### TRUSTEE'S DEED UPON SALE

**Order #: 1504-NV-2560456**

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said real property at public auction on **09/14/2016** to said Grantee, being the highest bidder at said sale for **\$364,000.00**, in lawful money of the United States, Receipt of this sum is hereby acknowledged as full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, Western Progressive - Nevada, Inc., as trustee, has this day, caused its name to be hereunto affixed by its duly-authorized agent.

Date: **September 20, 2016**

Western Progressive - Nevada, Inc. as Trustee

By: \_\_\_\_\_

C.Scott Trustee Sale Assistant

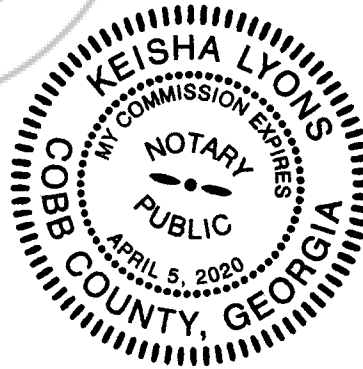
STATE OF Georgia  
COUNTY OF Fulton.

On September 20, 2016 before me Keisha Lyons Personally appeared C. Scott 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.

WITNESS my hand and official seal.

Keisha Lyons  
Keisha Lyons

(Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 1220-12-310-043
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes:	

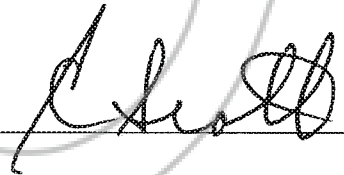
- 3. a. Total Value/Sales Price of Property \$364,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (\_\_\_\_\_)
- c. Transfer Tax Value: \$364,000.00
- d. Real Property Transfer Tax Due \$1,419.60

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature 

Capacity: Trustee Sale Assistant

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name:

Western Progressive – Nevada, Inc.

**Address:** Northpark Town Center  
1000 Abernathy Rd NE, Bldg. 400 Suite 200

**City:** Atlanta  
**State:** Georgia  
**Zip:** 30328

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: HSBC Bank USA, National  
Association as trustee for Deutsche Alt-A  
Securities Mortgage Loan Trust, Series 2007-  
OA3

C/o Ocwen Loan Servicing, LLC

**Address:** 1661 Worthington Road  
**City:** West Palm Beach

**State:** FL  
**Zip:** 33409

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

**Print Name:** Western Progressive – Nevada, Inc. **Escrow#:** \_\_\_\_\_

**Address:** Northpark Town Center, 1000 Abernathy Rd NE, Bldg. 400 Suite 200

**City:** Atlanta **State:** Georgia **Zip:** 30328

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED