

Recording requested by:

When recorded mail to:

David Lanza
887 Vista Park Drive
Carson City, NV 89705

Forward tax statements to the address given above



KAREN ELLISON, RECORDER

TS No.: NV-22-940803-NJ
Order No.: 8777701

Space above this line for recorders use

Exhibit "A" attached Recipients of the Notice of Default and Foreclosure Sale as Set Forth in 12 U.S.C. 3758

Commissioners Deed

A.P.N.: 1220-22-410-085

THE UNDERSIGNED GRANTOR DECLARES:

The grantee herein **WAS NOT** the foreclosing beneficiary.

The amount of the unpaid debt together with costs was:

\$338,286.09

The amount paid by the grantee at the trustee sale was:

\$338,287.00

The documentary transfer tax is:

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

This Deed made this **11/30/2022** by and between Quality Loan Service Corporation, Foreclosure Commissioner ("Grantor") and the **David Lanza, Trustee of the David Lanza Living Trust** ("Grantee").

WHEREAS, on **1/12/2005**, a certain deed of trust ("Deed of Trust") was executed by **ALAN MULLICAN AND L. EDRIE MULLICAN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** ("Trustor(s)") in favor of **U.S. FINANCIAL MORTGAGE CORP., A HAWAII CORPORATION**, as trustee, and **U.S. FINANCIAL MORTGAGE CORP.**, as beneficiary, and was recorded on **1/18/2005**, as **Instrument No. 0634663, Book 0105, Page 5807** in the Office of the County Recorder of **DOUGLAS, NV**; and

WHEREAS, on **5/2/2017**, the beneficial interest in the Deed of Trust was assigned to the Secretary, by way of an Assignment recorded in the Office of the County Recorder of **DOUGLAS, NV**, as Instrument No. **2017-898078**; and

WHEREAS, by virtue of a default in the covenants and conditions of the Deed of Trust the Secretary designated Grantor as foreclosure commissioner to conduct a non-judicial foreclosure of the Deed of Trust under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C.

3751 et. Seq., the designation being recorded concurrently with the Notice and Default and Foreclosure Sale discussed below on 10/11/2022, as Instrument No. 2022-990695, in the office of the County Recorder of **DOUGLAS** County, NV; and;

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested on 10/13/2022 to: the Trustor(s) named in the aforementioned Deed of Trust, as shown by the public record on **1/18/2005** and all parties required to receive notice pursuant to 12 U.S.C. 3758, the full list of recipients of the Notice of Default and Foreclosure Sale is listed within the attached **Exhibit A**; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in the **Record Courier** on **10/26/2022, 11/2/2022, and 11/9/2022**; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was posted in a prominent place at **1447 SALLY LANE, GARDNERVILLE, NV 89460** in **DOUGLAS, NV** on 10/14/2022; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on 10/11/2022 as Instrument No. 2022-990695, in the office of the County Recorder of **DOUGLAS** County, NV; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on **11/16/2022 1:00 pm** At the **Douglas County Courthouse located at 1038 Buckeye Road, FKA 1625 8th Street Minden, Nevada 89423**, in accordance with the terms of said Notice and Act; at which **David Lanza, Trustee of the David Lanza Living Trust** submitted the highest bid in the amount of **\$338,287.00**; and

WHEREAS, Trustor(s) are not entitled to benefits of the Soldiers' and Sailors' Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in Trustor(s) or others subsequent to a foreclosure completed pursuant to the Act;

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells, and conveys to **David Lanza, Trustee of the David Lanza Living Trust** (Grantee), the following described property located in **DOUGLAS** County, NV:

Commonly Known As: **1447 SALLY LANE, GARDNERVILLE, NV 89460**

Legally Described As:

LOT 868, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, IN BOOK 374, PAGE 676, AS FILE NO. 72456.

Grantor hereby conveys to Grantee all right, title, and interest in the above property held by Grantor herein, the Secretary, Trustee, Investors, Title Company, Trustor(s) or any other party claiming by, through, or under them on the date the Deed of Trust referred to above was recorded and any interest acquired by any of them until the date of the foreclosure sale. This Deed is given without warranty or covenants to Grantee.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TS No.: NV-22-940803-NJ

Dated: 12/12/2022

Foreclosure Commissioner

Tianah Schrock, Assistant Secretary on behalf of
Quality Loan Service Corporation
2763 Camino Del Rio South, San Diego, CA 92108
(866) 645-7711

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: **California)**

County of: **San Diego)**

On December 12, 2022 before me, Karen M. Otter a notary public, personally appeared Tianah Schrock, 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.

(Seal)



Karen M. Otter
Signature Karen M. Otter

When a mortgage foreclosed pursuant to 12 USCA 3761 et seq. is conveyed to the Secretary, no tax shall be imposed or collected with respect to the foreclosure commissioner's deed (including any tax customarily imposed upon the deed instrument or upon the conveyance or transfer of title to the property). Failure to collect or pay a tax of the type and under the circumstances stated in the preceding sentence shall not be grounds for refusing to record such a deed, for failing to recognize such recordation as imparting notice, or for denying the enforcement of such a deed and its provision in any State or Federal Court. 12 USCA 3763(f).

This Deed, and any other instruments submitted for recordation in relation to the foreclosure of the security property under 12 USCA 3761 et seq. shall be accepted for recordation by the registrar of deeds or other appropriate official in the county or counties in which the security property is located upon

tendering of payment of the usual recording fees for such instruments, and without regard to the compliance of those instruments with any other local filing requirements. 12 USCA 3764.

COPY

**Exhibit "A": Recipients of the Notice of Default and Foreclosure Sale as Set
Forth in 12 U.S.C. 3758**

**ALAN MULLICAN
1447 SALLY LANE
GARDNERVILLE, NV 89460**

**L. EDRIE MULLICAN
1447 SALLY LANE
GARDNERVILLE, NV 89460**

**ESTATE OF ALAN MULLICAN
1447 SALLY LANE
GARDNERVILLE, NV 89460**

**SECRETARY OF HOUSING AND URBAN DEVELOPMENT
451 SEVENTH STREET, S.W.
WASHINGTON, DC 20410**

**SECRETARY OF HOUSING AND URBAN DEVELOPMENT
C/O U.S. FINANCIAL MORTGAGE CORP.
735 SUNRISE BLVD., SUITE 210
ROSEVILLE, CA 95661**

**GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT
931 MITCH DRIVE
GARDNERVILLE, NV 89460**

**ALAN MULLICAN
C/O MANOUKIAN, SCARPELLO & ALLING, LTD. ATTORNEYS AT LAW
303 EAST PROCTOR ST.
CARSON CITY, NV 89701-4290**

**L. EDRIE MULLICAN
C/O MANOUKIAN, SCARPELLO & ALLING, LTD. ATTORNEYS AT LAW
P.O. BOX 3390
STATELINE, NV 89449-3390**

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220 ~ 22 ~ 410 ~ 085
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 338,287.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 1320.15

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 DAVID LANZA Capacity GRANTEE

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: QUALITY LOAN SERVICE
 Address: 2763 CAMINO DEL RIO SOUTH
 City: SAN DIEGO
 State: CA Zip: 92108

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: DAVID LANZA TRUSTEE
 Address: 887 VISTA PARK DRIVE
 City: CARSON CITY
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____