

**Official Record**Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3  
RPTT: \$251.55 Recorded By: AE  
Book- 264 Page- 0667WHEN RECORDED MAIL TO:  
FLAGSTAR BANK, FSB  
5151 CORPORATE DRIVE MAIL STOP S-124-3  
TROY, CA 48098MAIL TAX STATEMENTS TO:  
Same as above  
A.P.N. 003-075-09

40584



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100667780

Title Order No. 100667780 Trustee Sale No. 805D-059701 Loan No. 501316535

**TRUSTEE'S DEED UPON SALE**The undersigned grantor declares: This lien was in the 1<sup>st</sup> position

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$108,663.34
- 3) The amount paid by the grantee at the trustee sale was \$64,247.00
- 4) The documentary transfer tax is \$251.55
- 5) Said property is in CALIENTE

**PLM LENDER SERVICES, INC.** (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to FLAGSTAR BANK, FSB (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of LINCOLN, State of Nevada, described as follows:

SEE EXHIBIT "A"

**RECITALS:** This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 04-20-2007 and executed by JOHN ANTHONY ROMERO AND GLORIA O ORTIZ HUSBAND AND WIFE, AS JOINT TENANTS as Trustor, and Recorded 04-24-2007, Book 230, Page 635, Instrument 128824 of Official Records of LINCOLN County, Nevada, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County. All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Deed of Trust and of the Notice of Trustee's Sale and the posting of copies of said 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 the herein described property at public auction on 06-21-2011. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$64,247.00 in lawful money of the United States, or by credit bid if the



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Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale, in full satisfaction of the indebtedness then secured by said Deed of Trust.

Date: 6/22/11

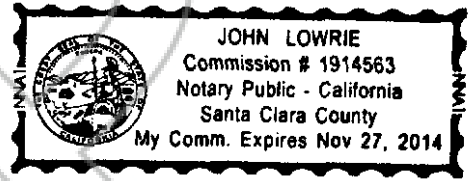
**PLM LENDER SERVICES, INC.**

  
Elizabeth A. Godbey, Vice President


State of CALIFORNIA  
County of SANTA CLARA

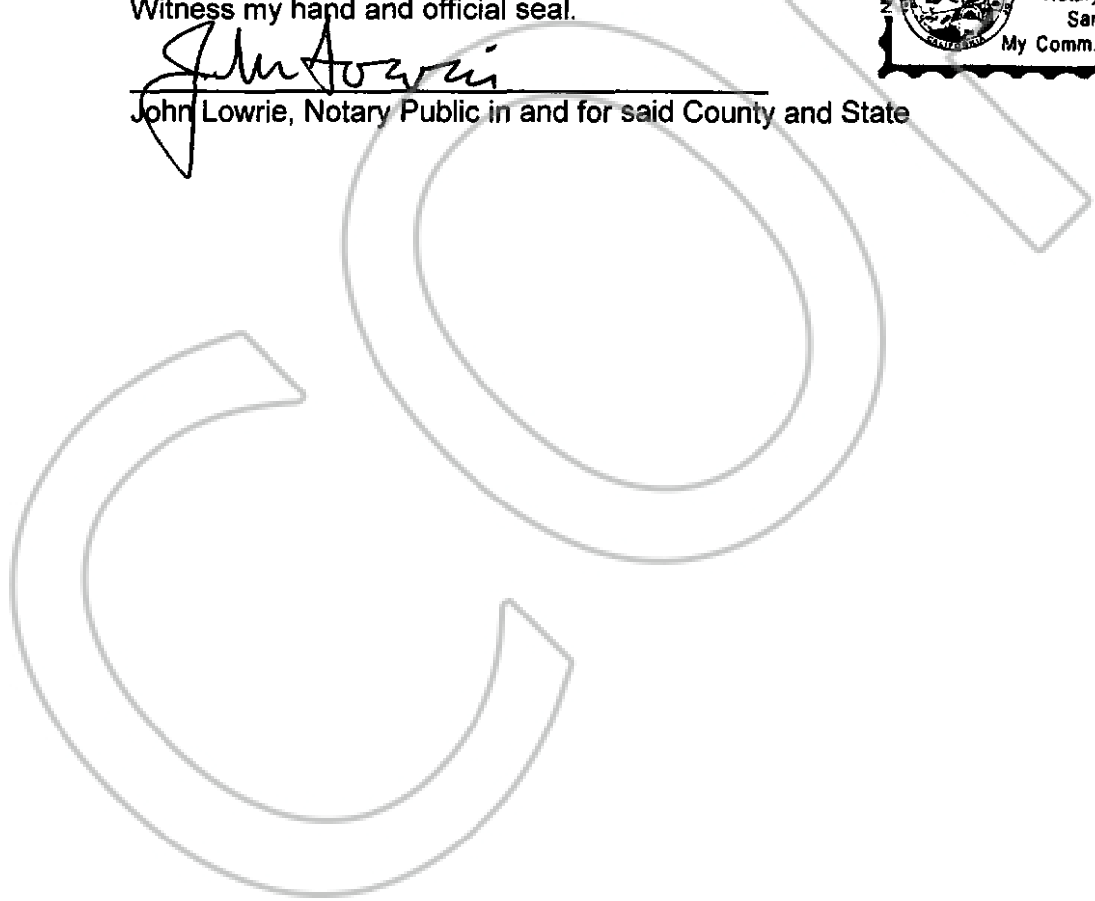
On 6/22/11 before me, **John Lowrie** a Notary Public in and for said county, personally appeared **Elizabeth A. Godbey**, who proved to me on the basis of satisfactory evidence to be ther person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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.

  
John Lowrie, Notary Public in and for said County and State





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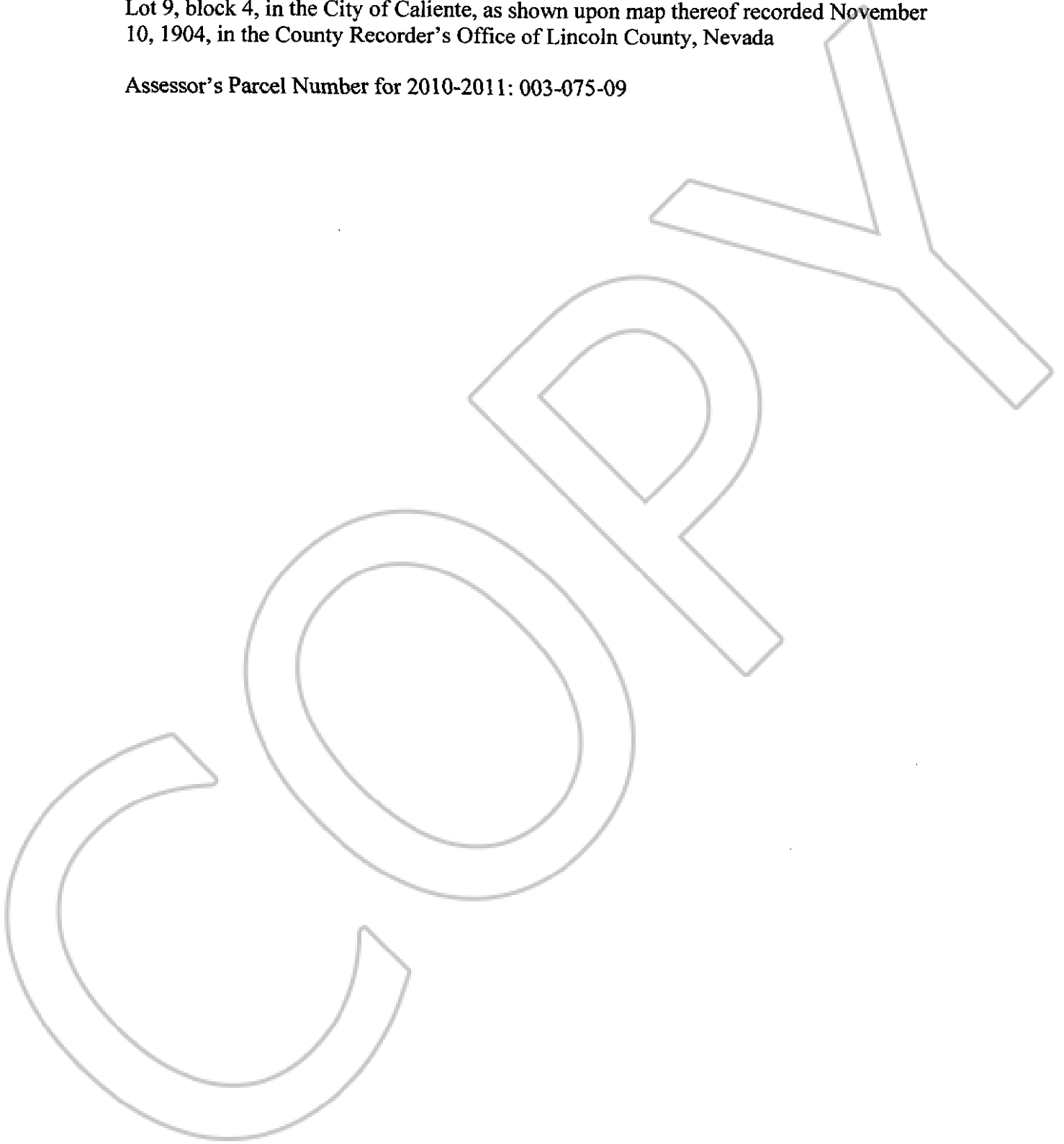
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06/29/2011  
Page: 3 of 2

**EXHIBIT 'A'**

**Lot 9, block 4, in the City of Caliente, as shown upon map thereof recorded November 10, 1904, in the County Recorder's Office of Lincoln County, Nevada**

**Assessor's Parcel Number for 2010-2011: 003-075-09**



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV
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Page 1 of 1 Fee: \$41.00
Recorded By: AE RPTT: \$251.55
Book- 264 Page- 0667

- 1. Assessor Parcel Number(s)
a. 003-075-09
b.
c.
d.

- 2. Type of Property:
a. [ ] Vacant Land b. [x] Single Fam. Res.
c. [ ] Condo/Twnhse d. [ ] 2-4 Plex
e. [ ] Apt. Bldg f. [ ] Comm'l/Ind'l
g. [ ] Agricultural h. [ ] Mobile Home
i. [ ] Other

FOR RECORDER'S OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes:

- 3. a. Total Value/Sales Price of Property \$ 64,247.00
b. Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )
c. Transfer Tax Value: \$ 64,247.00
d. Real Property Transfer Tax Due \$ 251.55

- 4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section
b. Explain Reason for Exemption: BID plus costs

5. Partial Interest: Percentage being transferred: 100.00 %
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 [Signature] Capacity Trustee Sale Officer
Signature Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: PLM lender Services, Inc.
Address: 46 N Second Street
City: Campbell
State: CA Zip: 95008

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Flagstar Bank, FSB
Address: 5151 Corporate Driv
City: Troy
State: MI Zip: 48098

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: LSI Title Agency, Inc. Escrow #:
Address: 3220 El Camino Real
City: Irvine CA 92602 State: Zip:

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED