

DOC # 0694177
02/01/2007 01:41 PM Deputy: DW
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE COMPANY

Recording Requested By:
FIRST AMERICAN TITLE INSURANCE
COMPANY

When Recorded Mail To:
LOANSTAR MORTGAGEE SERVICES, L.L.C.
15000 SURVEYOR BLVD, SUITE 250
ADDISON, TEXAS 75001

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-0207 PG- 69 RPTT: 0.00



3129647

TS No.: 20069017900648
FHA/VA/PMI No.:
APN: 1220-12-610-004

Space above this line for Recorder's use only

NEVADA

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/23/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 2/22/2007 at 3:00 PM, LOANSTAR MORTGAGEE SERVICES, L.L.C., as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/5/2005, as Instrument No. 0656941, in book , page . of Official records in the Office of the County Recorder of DOUGLAS County, State of NEVADA. Executed by:

AMY ARLIT A MARRIED WOMAN

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized, (Payable at time of sale in lawful money of the United States) AT THE 8TH STREET ENTRANCE TO THE COUNTY COURTHOUSE, 1616 8TH STREET, MINDEN, NV

All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 1220-12-610-004.

The street address and other common designation, if any, of the real property described above is purported to be:

1905 TEDSEN LANE, GARDNERVILLE, NV 89410

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

TS No.: 20069017900648

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$604,251.38. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located.

THIS PROPERTY IS SOLD AS-IS, THE LENDER AND ITS ASSETS ARE UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENT UNDER NRS 113.130 BY PURCHASING THIS SALE AND SIGNING SAID RECEIPT.

First American Title Insurance Company
LoanStar Mortgage Services, L.L.C.
3 First American Way
Santa Ana, CA 92707

Date: 1-31-07

Wendy Randall

Wendy Randall

LOANSTAR MORTGAGEE SERVICES, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

FOR TRUSTEE'S SALE INFORMATION
PLEASE CALL 702-651-6600

State of California
County of Orange §

On 1-31-07 before me Stephanie Ong Notary Public, personally appeared Wendy Randall personally known to me (or proved to me on the basis of satisfactory evidence) to be 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.

Signature: _____ (Seal)
Notary Public In and for said County and State

STEPHANIE ONG
Commission # 1469316
Notary Public - California
Orange County
My Comm. Expires Feb 9, 2008

EXHIBIT A

**THE LAND IS SITUATED IN TOWNSHIP OF GARDNERVILLE, COUNTY OF DOUGLAS STATE OF NEVADA,
AND DESCRIBED AS FOLLOWS:**

**BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 20 EAST,
M.D.B.&M., FURTHER DESCRIBED AS FOLLOWS:**

**LOT 16, IN BLOCK E, AS SET FORTH ON FINAL SUBDIVISION MAP 2DA #01-083 FOR PINION RIDGE, FILED
FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON
SEPTEMBER 15, 2003 IN BOOK 0903, PAGE 7332 AS DOCUMENT NO. 589938.**

