

DOC # 725803  
06/26/2008 03:58PM Deputy: EM  
OFFICIAL RECORD  
Requested By:  
STEWART TITLE - DOUGLAS  
Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-608 PG-6866 RPTT: 0.00

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

Trustee Corps  
2112 Business Center Drive,  
2<sup>nd</sup> floor  
Irvine, CA 92612



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

1006572 TO

[space above this line for recorder's use only]

Trustee Sale# NV0918247 Loan # 000375574 Order # H801862

## NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/16/2004. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 07/16/2008 at 01:00PM, MTC FINANCIAL, INC. dba TRUSTEE CORPS as the duly appointed Substituted Trustee under and pursuant to Deed of Trust Recorded on 12/17/2004 as Document No. 0632305 BK 1204 PG 8321 of official records in the Office of the Recorder of Douglas County, NEVADA, executed by RICHARD G SIMS AND JEWELYN DRENNAN SIMS HUSBAND AND WIFE as Trustor, NATIONAL CITY MORTGAGE COMPANY as Beneficiary,

**WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at time of sale in lawful money of the United States, by cash cashier's check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 to the Fincancial Code and authorized to do business in this state). **AT: THE 8TH ST. ENTRANCE TO THE COUNTY ADMINISTRATION BUILDING, 1616 8TH ST., MINDEN, NV.**

The property heretofore described is being sold "as is". 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 describing the land therein:  
**A.P.N. # 1420-07-213-007**

**LOT 15, IN BLOCK 1, OF FINAL MAP NO. 1007-4 OF VALLEY VISTA ESTATES, PHASE 3 RECORDED IN TEH OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON JULY 28, 1998, IN BOOK 798, AT PAGE 5872, AS DOCUMENT NO. 445464, OFFICIAL RECORDS.**

The street address and other common designation, if any, of the real property described above is purported to be: **887 VISTA PARK DR, CARSON CITY, NV 89705.**

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 the Deed of Trust, estimated 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 Trustee's Sale is: **\$351,241.31** (estimated amount). **Accrued interest and additional advances, if any, will increase this figure prior to sale.**

**A person who purchases property pursuant to every sale made under the provisions of NRS Chapter 107, is not a bona fide purchaser and the sale may be declared void if the**

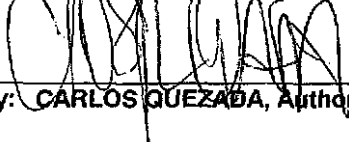
**Trustee or other persons authorized to make the sale does not substantially comply with the provisions of NRS Chapter 107.**

**If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse.**

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 and more than three months have elapsed since such recordation.

DATED: 06/25/2008

TRUSTEE CORPS, as Successor Trustee

  
By: CARLOS QUEZADA, Authorized Signature

State of **CALIFORNIA**

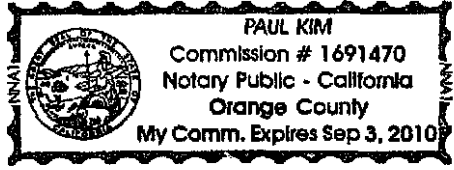
County of **ORANGE**

On 06/25/2008 before me, Paul Kim, a notary public, personally appeared CARLOS QUEZADA 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.

  
Notary Public



\*TRUSTEE CORPS\*

2112 BUSINESS CENTER DRIVE, 2<sup>ND</sup> FLOOR, IRVINE, CA 92612

FOR SALE INFORMATION CONTACT: (714) 573-1965, (714) 573-7777, (949) 252-8300

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300