

DOC # 732487
11/06/2008 10:14AM Deputy: KE
OFFICIAL RECORD
Requested By:
STEWART TITLE - DOUGLAS
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-1108 PG-668 RPTT: 0.00



WHEN RECORDED MAIL TO:

Aztec Foreclosure Corporation
3300 N. Central Ave. Suite, 2200
Phoenix, AZ 85012

APN 1220-24-811-004

101088

Space above this line for recorder's use only

Trustee Sale No. 08-77486 Title Order No. W760612

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/10/06. 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 11/26/08 at 1:00 p.m., Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 07/20/06, in Instrument No. 0680106, Book No. 0706, Page No. 6537 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: Ginger L Johnston, an Unmarried Woman and Eugene Griffing and Roseann Griffing, Husband and Wife, as Trustor, PHH Mortgage Corp., 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, a cashier's check drawn by a state or national bank, a 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 of the Financial Code and authorized to do business in this state). Auction location: at the 8th Street entrance to the County Courthouse, 1616 Eighth 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, Nevada describing the land therein:

LOT 1 IN BLOCK A AS SET FORTH ON THE MAP OF THOMPSON ACRES UNIT #2 FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 22, 1978, IN BOOK 378, PAGE 1424, AS DOCUMENT NO. 18827

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be:
627 Thorobred Avenue, Gardnerville, NV 89410.

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

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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, to-wit: **\$181,243.90 (Estimated)**

Accrued interest and additional advances, if any, will increase this figure prior to sale.

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.

DATE: October 17, 2008

Aztec Foreclosure Corporation
3300 N. Central Avenue, Suite 2200
Phoenix, Arizona 85012
(602) 222-5711 or (800) 731-0850
FAX: (847)627-8803


Karl Sheehan
Assistant Secretary & Assistant Vice President


STATE OF ARIZONA }
COUNTY OF MARICOPA }

} ss
} **Kristin R Miranda**

On October 17, 2008 before me, Kristin R Miranda, a Notary Public in and for said county, personally appeared Kari Sheehan, 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 that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature  (Seal)

