

DOC # 735239
12/31/2008 03:12PM Deputy: DW
OFFICIAL RECORD
Requested By:
STEWART TITLE - DOUGLAS
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-1208 PG-6215 RPTT: 0.00



RECORDING REQUESTED BY

T.D. SERVICE COMPANY

And when recorded mail to
T.D. SERVICE COMPANY
1820 E. FIRST ST., SUITE 210
P.O. BOX 11988
SANTA ANA, CA 92711-1988

1011859

Space above this line for recorder's use

NOTICE OF TRUSTEE'S SALE

T.S. No: B371798 NV Unit Code: B Loan No: 0013398151/WRUBEL
AP #1: 1420-18-214-017

AHMSI DEFAULT SERVICES, INC., as duly appointed Trustee under the following described Deed of Trust WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (in the forms which are lawful tender in the United States) and/or the cashier's, certified or other checks (payable in full at the time of sale to T.D. Service Company) all right, title and interest conveyed to and now held by it under said Deed of Trust in the property hereinafter described:

Trustor: JOHN A. WRUBEL, ROCHELLE E. WRUBEL

Recorded May 20, 2004 as Instr. No. 0613679 in Book 0504 Page 09638 of Official Records in the office of the Recorder of DOUGLAS County, NEVADA, pursuant to the Notice of Default and Election to Sell thereunder recorded September 24, 2008 as Instr. No. 730502 in Book --- Page --- of Official Records in the office of the Recorder of DOUGLAS County NEVADA.

Said Deed of Trust describes the following property:
SEE ATTACHED EXHIBIT

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 14, 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

3315 PLYMOUTH DR., CARSON CITY, NV 89705

"(If a street address or common designation of property is shown above, no warranty is given as to its completeness or correctness)."

Said Sale will be made, but without covenant or warranty, express or implied, regarding title possession, or encumbrances, to pay the remaining principal sum of the notes(s) secured by said Deed of Trust, with interest as in said note provided, advances, if any, under the terms of said Deed of Trust, fee, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. As of the date hereof the following amount is REASONABLY ESTIMATED to the amount of the unpaid advances: **\$157,846.11**.

THIS AMOUNT IS ONLY AN ESTIMATE AND NO REPRESENTATION OR WARRANTY IS MADE, EXPRESS OR IMPLIED, AS TO THE ACCURACY THEREOF.

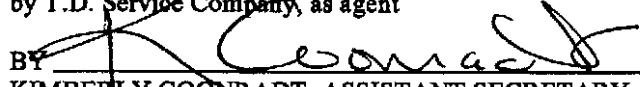
Said sale will be held on:

JANUARY 21, 2009, AT 1:00 P.M. AT THE FRONT ENTRANCE OF THE COURTHOUSE, 1616 8TH STREET, MINDEN, NV

It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

Date: December 29, 2008

AHMSI DEFAULT SERVICES, INC. as said Trustee,
by T.D. Service Company, as agent

BY 
KIMBERLY COONRADT, ASSISTANT SECRETARY
T.D. SERVICE COMPANY
1820 E. FIRST ST., SUITE 210, P.O. BOX 11988
SANTA ANA, CA 92711-1988
(714) 543-8372

We are assisting the Beneficiary to collect a debt and any information we obtain will be used for that purpose whether received orally or in writing.

This property is sold AS-IS, lender is unable to validate the condition, defects or disclosure issues of said property and buyer waives the disclosure requirements under NRS113.130 by purchasing at this sale and signing said receipt.

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.

If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: (714) 480-5690 or you may access sales information at www.ascentex.com/websales.

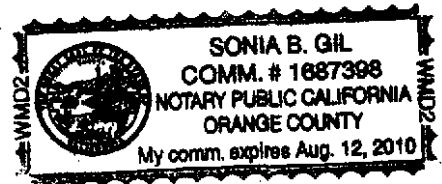
STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

On 12/29/08 before me, SONIA B. GIL, a Notary Public, personally appeared KIMBERLY COONRADT, 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.

Signature  (Seal)



**Exhibit A
LEGAL DESCRIPTION**

Lot 53, Block D, as shown on the map of SILVERADO HEIGHTS SUBDIVISION, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, Nevada, on September 18, 1978, as Document No. 25326, and Certificate of Amendment of the final plat of said subdivision recorded August 23, 1979, in Book 879 of Official Records at Page 1725, Douglas County, Nevada, as Document No. 35885, and Certificate of Amendment of the final plat of said subdivision recorded October 13, 1979, in Book 1079 of Official Records, at Page 1039, Douglas County, Nevada, as Document No. 37638.

Assessors Parcel No. 1420-18-214-017

