

DOC # 735284  
01/02/2009 02:12PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
STEWART TITLE - DOUGLAS  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-109 PG-175 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  
1011917

W842313

Space above this line for recorder's use

### NOTICE OF TRUSTEE'S SALE

T.S. No: F371890 NV Unit Code: F Loan No: 0999048309/CLOAR Investor No: 172107366  
AP #1: 1420-34-501-022

T.D. SERVICE COMPANY, 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: ROBERT A. CLOAR, JOHNNY J. CLOAR

Recorded May 19, 2004 as Instr. No. 0613561 in Book 0504 Page 08944 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 29, 2008 as Instr. No. 730802 in Book 908 Page 6248 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 APRIL 21, 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.

2782 EAST VALLEY RD., MINDEN, NV 89423-9097

"(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: **\$87,770.43**.

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:

**FEBRUARY 4, 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 30, 2008

T.D. SERVICE COMPANY as said Trustee,

BY [Signature]  
SUSAN EARNEST, 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](http://www.ascentex.com/websales).

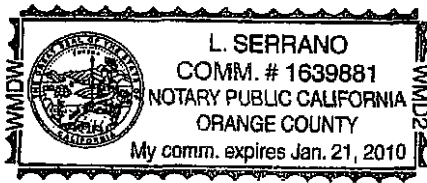
STATE OF CALIFORNIA )  
COUNTY OF ORANGE )SS

On 12/30/08 before me, L. SERRANO, a Notary Public, personally appeared SUSAN EARNEST, 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 [Signature] (Seal)



**Exhibit A  
LEGAL DESCRIPTION**

That Portion of the Northeast ¼ of Section 34, Township 14 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada being more particularly described as follows:

Beginning at the Northeast corner of Parcel 2 as said parcel is shown per Land Division Map for Kenneth E. Bramwell in Document No. 74022 of the Official Records of said Douglas County: Thence South 0°03'55" East 360.00 feet; Thence South 89°57'00" West. 89°57'00" East, 363.00 feet to the Point Beginning.

Reference is made to Recorder of Survey Recorded August 11, 1993 in Book 893, Page 1989, Document No. 314825, Official Records of Douglas County, State of Nevada.

Note: The above metes and bounds description appeared previously in that certain document recorded 05-01-1998, in Book 0598, Page 0241, as Instrument No. 438748.

The above metes and bounds description appeared previously in that certain document recorded May 1, 1998, in Book 0598, Page 0241, as Instrument No. 438748.

