WHEN RECORDED MAIL TO:

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

APN 1220-16-310-009

DOC # 741232
04/10/2009 02:57PM Deputy: SG
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 40.00
BK-409 PG-3020 RPTT: 0.00

Space above this line for recorder's use only

Trustee Sale No. 08-505419 BFB Title Order No. 080036951

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/05/06. 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 <u>05/06/09</u> at 1:00 p.m., <u>Aztec Foreclosure Corporation</u> as the duly appointed Trustee under and pursuant to Deed of Trust <u>Recorded on 09/11/06</u>, in <u>Instrument No. 0684215</u>, Book No. 0906, Page No. 3084 of official records in the Office of the Recorder of <u>DOUGLAS</u> County, Nevada, executed by: Brandyn J. Garske, A Single Man, as Trustor, Mortgage Electronic Registration Systems, Inc. as nominee for U.S. Bank National Association, as Trustee for the registered holders of MASTR Asset Backed Securities Trust 2007-WMC1Mortgage Pass-Through Certificates Series 2007-WMC1, 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 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 9, IN BUILDING B, AS SET FORTH ON THE MAP OF THE SEQUOIA VILLAGE TOWNHOUSE-1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 14, 1979, AS DOCUMENT NO. 38712, AND AS CORRECTED BY CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, AS DOCUMENT NO. 46136.

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: 1265 Redwood Circle 1, Gardnerville, NV 89460.

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

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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, to-wit: \$148,465.69 (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: April 10, 2009

Aztec Foreclosure Corporation 3300 N. Central Avenue, Suite 2200 Phoenix, Arizona 85012

(602) 222-5711 or (800) 731-0850

FAX: (847)627-8803

Robbie Weaver

Assistant Secretary & Assistant Vice President

} ss

STATE OF ARIZONA }

COUNTY OF MARICOPA

On April 10, 2009 before me, <u>Elaine Malone</u>, a Notary Public in and for said county, personally appeared Robbie Weaver, 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.

Leartify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Gonius Mar al

For Trustee's Sale Information Call 714-730-2727

www.fidelityasap.com

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