WHEN RECORDED MAIL TO:

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

APN 1420-28-402-005

DOC # 741921
04/24/2009 01:30PM Deputy: DW
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-409 PG-6116 RPTT: 0.00



Space above this line for recorder's use only

Trustee Sale No. 09-507882 BFB Title Order No. 090044113

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/16/06. 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>05/20/09</u> at <u>1:00 p.m.</u>, Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to Deed of Trust <u>Recorded on 06/29/06</u>, in <u>Instrument No. 0678385</u>, Book No. 0606, Page No. 10395 of official records in the Office of the Recorder of <u>DOUGLAS</u> County, Nevada, executed by: Salvador Casarez and Marisa Bartevian-Casarez, Husband and Wife, as Trustor, Mortgage Electronic Registration Systems, Inc. as nominee for HSBC Bank USA, National Association, as Trustee, for the registered holders of Nomura Home Equity Home Loan, Inc. Asset-Backed Certificates, Series 2007-2, 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:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND BEING SITUATE IN AND PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL D-2 AS SHOWN ON THAT CERTAIN MAP ENTITLED PARCEL MAP NO. 2, FOR DON B. JARMAN AND RONNALYN JARMAN, RECORDED JULY 11, 1979, IN THE BOOK 779, OF OFFICIAL RECORDS, AT PAGE 600, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 34390.

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: 1279 Melborn Way, Minden, NV 89423.

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: \$385,100.35 (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 24, 2009

Aztec Foreclosure Corporation

3300 N. Central Avenue, Suite 2200

Phoenix, Arizona 85012

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

FAX: (847)627-6803

Robbie Weaver

Assistant Secretary & Assistant Vice President

} ss

STATE OF ARIZONA }

COUNTY OF MARICOPA

On April 24, 2009 before me, Elaine Malone, 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.

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

Witness my hand and official seal.

Signature

Elaine Malane For Trustee's Sale Information

www.fidelityasap.com SP. FEB 12, 2013





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