

DOC # 747059  
07/14/2009 08:17AM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
LSI TITLE AGENCY INC.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-709 PG-2867 RPTT: 0.00

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

Trustee Corps  
2112 Business Center Drive,  
2<sup>nd</sup> floor  
Irvine, CA 92612



The undersigned hereby affirms that there is no  
Social Security number contained in this document.

[SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY]

Trustee Sale# NV0940541-2 Loan # 0003167918 Order # 090251586

## NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/02/2004. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 07/29/2009 at 01:00PM, MTC FINANCIAL, INC. dba TRUSTEE CORPS as the duly appointed Substituted Trustee under and pursuant to Deed of Trust Recorded on 04/09/2004 as Document No. 0609820 BK 0404 PG04247 of official records in the Office of the Recorder of Douglas County, NEVADA, executed by ROBERT A CLOAR AND JOHNNY J CLOAR HUSBAND AND WIFE as Trustor, NATIONAL CITY MORTGAGE CO DBA ACCUBANC MORTGAGE 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 cashier's 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 to the Fincancial Code and authorized to do business in this state). **AT: THE 8TH ST. ENTRANCE TO THE COUNTY ADMINISTRATION BUILDING, 1616 8TH ST., MINDEN, NV**

The property heretofore described is being sold "as is". All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State describing the land therein:  
A.P.N. # 1420-34-501-022

**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.**

The street address and other common designation, if any, of the real property described above is purported to be: **2782 E VALLEY RD., MINDEN, NV 89423.**



Trustee Sale# NV0940541-2 Loan # 0003167918 Order # 090251596

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 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. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is: \$326,871.98 (estimated amount). Accrued interest and additional advances, if any, will increase this figure prior to sale.

**A person who purchases property pursuant to every sale made under the provisions of NRS Chapter 107, is not a bona fide purchaser and the sale may be declared void if the Trustee or other persons authorized to make the sale does not substantially comply with the provisions of NRS Chapter 107.**

**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.**

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.

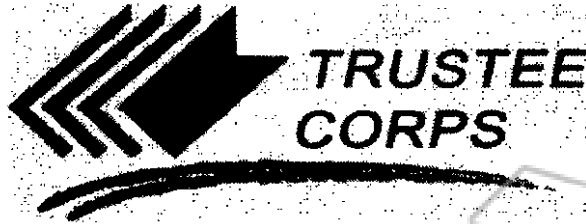
DATED: 07/08/2009

TRUSTEE CORPS, as Successor Trustee

  
By: CARLOS QUEZADA, Authorized Signature



Trustee Sale# **NV0940541-2** Loan # **0003167918** Order # **090251586**



2112 Business Center Drive,  
Second floor  
Irvine, CA 92612  
(949) 252-8300 fax (949) 252-8330

State of **CALIFORNIA**

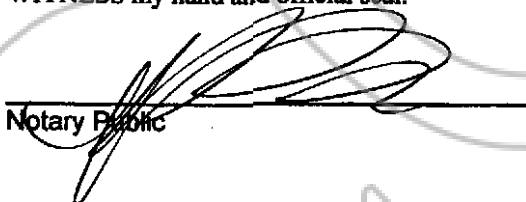
County of **ORANGE**

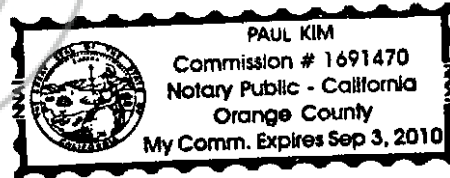
**Paul Kim**

On 07/08/2009 before me, \_\_\_\_\_, a notary public, personally appeared CARLOS F QUEZADA 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.

  
\_\_\_\_\_  
Notary Public



**\*TRUSTEE CORPS\***

**2112 BUSINESS CENTER DRIVE, 2<sup>ND</sup> FLOOR, IRVINE, CA 92612**

**FOR SALE INFORMATION CONTACT: (714) 573-1965, (714) 573-7777, (949) 252-8300**

**FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300**