

APN 1420-28-701-001  
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

DOC # 750760  
09/16/2009 12:32PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
LSI TITLE AGENCY INC.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-909 PG-3345 RPTT: 0.00



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Space above this line for recorder's use

### NOTICE OF TRUSTEE'S SALE

T.S. No: L389558 NV Unit Code: L Loan No: 0022743447/ABELOE  
AP #1: 1420-28-701-001

POWER DEFAULT SERVICES, INC., F/K/A 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: RONALD ALAN ABELOE

Recorded January 8, 2007 as Instr. No. 0692303 in Book --- Page --- 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 May 28, 2009 as Instr. No. 743934 in Book --- Page --- of Official Records in the office of the Recorder of DOUGLAS County NEVADA.

Said Deed of Trust describes the following property:

PARCEL 4, AS SET FORTH ON PARCEL MAP FOR QUALITY HOMES, INC., FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA ON FEBRUARY 6, 1990, IN BOOK 290, PAGE 703, AS DOCUMENT NO. 219680.

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JANUARY 3, 2007. 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.

1360 JACKIE LANE, MINDEN, NV 89423-9030

"(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: **\$346,874.59.**

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



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T.S. No: L389558 NV Unit Code: L Loan No: 0022743447/ABELOE

Said sale will be held on:

**OCTOBER 7, 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: August 31, 2009

POWER DEFAULT SERVICES, INC., F/K/A AHMSI DEFAULT SERVICES, INC. as said Trustee, by T.D. Service Company, as agent

BY Patricia A Randall

PATRICIA A. RANDALL, VICE PRESIDENT  
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).

**THIS NEW NOTICE SUPERSEDES AND REPLACES ANY PREVIOUS NOTICE OF TRUSTEE'S SALE YOU MAY HAVE RECEIVED UNDER T.S. # L389558**

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )SS

On 08/31/09 before me, K. BERNAL, a Notary Public, personally appeared PATRICIA A. RANDALL, 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)

