

DOC # 751704  
10/05/2009 08:46AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
STEWART TITLE OF NEVADA  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-1009 PG-710 RPTT: 0.00



**APN:** 1319-03-401-010  
**Recording Requested by:**  
Stewart Title of Nevada Holdings Inc.

**Mail Tax Statements to:**

**When recorded mail to:**  
Stewart Title of Nevada Holdings Inc.  
1070 Caughlin Crossing  
Reno, NV 89519

**NOTICE OF TRUSTEE'S SALE**  
NO.: 1019930-02

On October 26, 2009 at 11:30 a.m. Stewart Title of Nevada Holdings, Inc., a Nevada corporation, as trustee under Deed of Trust dated July 8, 2008 executed by Charles W. Todd, a married man as his sole and separate property, as Trustor in favor of Daniel J. Saunders and Davina Saunders, husband and wife as joint tenants, as Beneficiary and recorded July 24 2008, in Book 0708, Page 5227 as Instrument No. 0727397 of Official Records of Douglas County, Nevada; and securing among other obligations, one note in the amount of \$445,000.00, that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by Daniel J. Saunders and Davina Saunders, husband and wife as joint tenants by reason of obligations secured by said Deed of Trust, including the breach or default, notice of which was recorded in the office of the County Recorder of Douglas County, Nevada, by the beneficiary and the undersigned more than three months prior to the date hereof, will sell at public auction, to the highest bidder CASH, lawful money of the United States of America, at the front entrance of the Douglas County Courthouse located at 1616 8<sup>th</sup> Street, Minden, NV, all right, title and interest now held by it under said Deed of Trust in the property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

Commonly known as: 205 Trail Court Genoa, NV 89411.  
APN#: 1319-03-401-010

WHEREAS, Beneficiaries have made demand upon said Trustee that said Trustee proceed to sell the land and premises hereinafter described.

TOGETHER WITH, the improvements thereon and all and singular tenements, hereditaments and appurtenances thereunto belonging or appertaining, rents, issued and profits thereof.

SAID SALE, will be made without covenant or warranty, expressed or implied, regarding title, possession or encumbrances to pay the unpaid balance of said note, to wit \$442,402.52, with interest thereon from February 24, 2009, as in said note provided, advances, if any, and costs of the trustee under the terms of said Deed of Trust will be additional.



This property is sold "as-is", lender is unable to validate the condition, defects or disclosure issues of said property and any buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing a receipt.

Dated: September 28, 2009

Stewart Title of Nevada Holdings, Inc., as Trustee

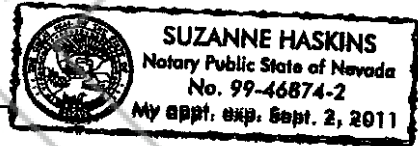
By: Elizabeth Williams  
Elizabeth Williams  
Vice President/COO

State of Nevada                    }  
  } ss.  
County of Washoe                }

This instrument was acknowledged before me on September 28, 2009  
by: Elizabeth Williams, Vice President

WITNESS my hand and official seal.

Signature: Suzanne Haskins  
Notary Public



Do Not Publish Below This Line

Land situated in the East Fork Judicial Township  
Publish Notice of Sale in the Record Courier.  
Three times on October 2, 2009, October 9, 2009 and October 16, 2009



**Exhibit A  
LEGAL DESCRIPTION**

File Number: 1019930-02

A parcel of land situated, lying and being wholly within the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 13 North, Range 19 East, M.D.B.&M., County of Douglas, State of Nevada, more particularly described as follows to wit:

Parcel B, as set forth on that certain Parcel Map recorded in the office of the County Recorder of Douglas County, State of Nevada on February 23, 1976 in Book 276, page 746, Document No. 87377, Official Records.

Assessors Parcel No. 1319-03-401-010

