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OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-310 PG-4278 RPTT: 0.00

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

REGIONAL TRUSTEE SERVICES CORPORATION
616 1st Avenue, Suite 500
Seattle, WA 98104



APN NO. 1022-11-002-052

NOTICE OF TRUSTEE'S SALE
Trustee's Sale No. 07-FMB-84078

NOTICE IS HEREBY GIVEN THAT on April 7, 2010, at 01:00 PM, **REGIONAL SERVICE CORPORATION**, a California corporation, as duly appointed Successor Trustee under that certain Deed of Trust dated 3/29/2004, recorded on 3/30/2004, in Volume 0304, page 14864, as Instrument No. 0608816, of Official Records in the office of the Recorder of DOUGLAS County, State of NEVADA, executed by FERNANDO TRUJILLO AND NORMA TRUJILLO, HUSBAND AND WIFE, as Trustors, in favor of INDYMAC BANK, FSB A FEDERALLY CHARTERED SAVINGS BANK, as Beneficiary, by reason of said continuing default in the payment or performance 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, more than three months prior to the date hereof, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER**, for cash, or cashier's check (payable at the time of sale in lawful money of the United States of America) **AT THE 8TH STREET ENTRANCE TO THE COUNTY COURTHOUSE, 1616 EIGHTH STREET**, in the City of MINDEN, County of DOUGLAS, State of NEVADA, all right, title and interest conveyed to and now held by it under said Deed of Trust in and to the following described property situated in the aforesaid County and State, to-wit:

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

Commonly know as: 4190 MOUNTAIN VISTA DRIVE
WELLINGTON, NV 89444.

If a street address is shown, no warranty is given as to its completeness or correctness.

Said sale will be made, without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal balance of said note, to-wit: \$184,384.04, with interest from 5/1/2009, as provided in said note, together with advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. This property will be sold as-is; lender is unable to validate the condition, defects or disclosure issues of said property and buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing said receipt.



EXHIBIT FOR LEGAL DESCRIPTION

Trustee's Sale No. 07-FMB-84078

EXHIBIT 'A'

A parcel of land within the Southeast 1/4 of Section 11, Township 10 North, Range 22 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

COMMENCING at the Southeast corner of Section 11, Township 10 North, Range 22 East, M.D.B. & M.;

thence North 00°31'13" West, a distance of 537.24 feet to a 5/8" rebar which is the TRUE POINT OF BEGINNING;

thence North 00°29'20" West, a distance of 585.46 feet to a 1/2" rebar;

thence South 89°27'35" West, a distance of 284.07 feet to a 5/8" rebar with cap stamped PLS 3090;

thence South 00°30'03" East, a distance of 288.14 feet to a 5/8" rebar with cap stamped PLS 3090;

thence South 12°23'39" East, a distance of 349.25 feet to a 5/8" rebar;

thence North 77°36'37" East, a distance of 216.62 feet to the TRUE POINT OF BEGINNING.

Said parcel further shown on Record of Survey recorded March 17, 2004, in Book 0304, Page 7689, Document No. 607396, of Official Records.

The basis of bearings of this description is the East line of APN 1022-11-002-052. Said line bears North 00°29'20" West as per Topaz Ranch Estates, Unit 1.