

Recording Requested By:
First American Title Insurance Company

DOC # **761854**
04/09/2010 11:30AM Deputy: DW
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-410 PG-1851 RPTT: 0.00



When Recorded Mail To:
First American LoanStar Trustee Services LLC
P.O. Box 961253
Fort Worth, TX 76161-0253

Space above this line for Recorder's use only

Order No.: **3462613**
TS No.: **20079019204092**
FHA/VA/PMI No.:
APN: **1420-28-212-016**

NEVADA

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/13/2005 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.

On **05/12/2010** at **01:00 P.M.**, **First American LoanStar Trustee Services LLC**, as duly appointed Trustee under and pursuant to Deed of Trust recorded **10/21/2005**, as Instrument No. **0658472**, in book , page , of Official Records in the office of the County Recorder of Douglas County, State of Nevada. Executed by

DEBRA M BOLSTAD,

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized, (Payable at time of sale in lawful money of the United States) **At the 8th Street entrance to the County Administration Building, 1616 8th 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 and State described as: **AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 1420-28-212-016**

The street address and other common designation, if any, of the real property described above is purported to be:

2878 RIO VISTA DRIVE, MINDEN, NV 89423

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.



TSG No. 3462613

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 said Deed of Trust, 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 Sale is **19,229.35**. 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.

THIS PROPERTY IS SOLD AS-IS, THE LENDER AND ITS ASSETS ARE UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENT UNDER NRS 113.130 BY PURCHASING THIS SALE AND SIGNING SAID RECEIPT.

Date: Apr 06, 2010

First American LoanStar Trustee Services LLC
P.O. Box 961253
Fort Worth, TX 76161-0253
(817)699-6035

FOR TRUSTEE SALE INFORMATION CALL
714-573-1965 **JOE BUENO**

First American LoanStar Trustee Services LLC
IS A DEBT COLLECTOR ATTEMPTING TO
COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE

State of CALIFORNIA }
County of ORANGE }§

On **4-7-2010** before me **LARRY J. TUFF** Notary Public, personally
appeared **JOE BUENO** 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 signatures(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: **Larry J. Tuff**
Notary Public In and for said County and State

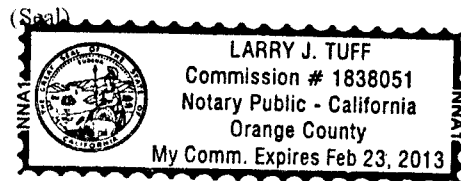




EXHIBIT "A"

TS No.: 20079019204092

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 188, BLOCK D, AS SHOWN ON THE FINAL MAP # PD99-02-06 FOR SARATOGA SPRINGS ESTATES UNIT 6, A PLANNED DEVELOPMENT, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 28, 2002. IN BOOK 0602, AT PAGE 10142, AS DOCUMENT NO. 546028.

