

DOC # 765057
06/09/2010 03:22PM Deputy: GB
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-610 PG-2009 RPTT: 0.00



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

Fidelity National Title Insurance Company
17592 E. 17th Street, Suite 300
Tustin, CA 92780

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

Trustee Sale No. 09-05671-6 NV

Client Reference No. 0016486540

NOTICE OF TRUSTEE'S SALE

IMPORTANT NOTICE TO PROPERTY OWNER

YOU ARE IN DEFAULT UNDER A DEED OF TRUST AND SECURITY AGREEMENT DATED April 25, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On July 7, 2010, at 01:00 PM, Fidelity National Title Insurance Company, as duly appointed Trustee **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** at the 8th Street entrance to the County Courthouse, 1616 Eighth Street, Minden, NV., all right, title and interest conveyed to and now held by it under and pursuant to Deed of Trust Recorded April 29, 2005, as Instrument No. 0643120 in Book 0405, Page 12521 of the Official Records in the office of the Recorder of Douglas County, Nevada, executed by HERBERT M. BULLOCK AND SUSAN L. BULLOCK, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, as Trustor, ~~OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, as~~



Beneficiary, all that certain property situated in said County and State, and more commonly described as:

APN : 1221-19-001-005

SITUATE IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B&M., AS FOLLOW:

PARCEL 1

PARCEL 4-B, AS SET FORTH ON THE PARCEL MAP #2 FOR WALTER M. LEE AND R.F. & BETTY TRUTE RECORDED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 29, 1986, IN BOOK 1286, PAGE 3301, DOCUMENT NO. 147387, OFFICIAL RECORDS.

PARCEL 2

EASEMENT OF INGRESS AND EGRESS OVER THE WESTERLY 50 FEET OF PARCEL 4-A AS SET FORTH ON ABOVE PARCEL MAP RECORDED DECEMBER 29, 1986, IN BOOK 1286, PAGE 3301, AS DOCUMENT NO. 147387.

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 775 BUCKSKIN LN, GARDNERVILLE, NV 89410-6802

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said will be made, but without covenant or warranty express or implied, regarding title, possession or encumbrances, to pay the remaining unpaid balance of the obligations secured by the property to be sold and reasonably estimated costs, expenses and advances as of the first publication date of this Notice of Trustee's Sale, to wit: \$561,091.87 estimated. Accrued interest and additional advances, if any, will increase the figure prior to sale. The property offered for sale excludes all funds held on account by the property receiver, if applicable.

Beneficiary's bid at sale may include all or part of said amount. In addition to cash, the Trustee will accept, all payable at time of sale in lawful money of the United States a Cashier's check drawn by a state or national bank, a 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 the applicable sections of the Nevada Administrative Code and authorized to do business in the State of Nevada, or other such funds acceptable to the Trustee.

The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale. The undersigned caused said Notice of Breach

