

DOC # 772105
10/13/2010 03:44PM Deputy: DW
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-1010 PG-2543 RPTT: 0.00



WHEN RECORDED MAIL TO:

Aztec Foreclosure Corporation
3300 N. Central Ave. Suite, 2200
Phoenix, AZ 85012

APN 1022-10-002-042

Space above this line for recorder's use only

Trustee Sale No. 10-514373 JBN
Title Order No. 100396097

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/03/09. 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 11/10/10 at 1:00 p.m., Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 04/20/10, in Instrument No. 762328, Book No. 410, Page No. 3672 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: C Robert Mendenhall, Single, as Trustor, James B. Nutter & Company, as Beneficiary, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at time of sale in lawful money of the United States, by cash, 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 section 5102 of the Financial Code and authorized to do business in this state). Auction location: At the Douglas County Courthouse, 1625 8th Street, Minden, NV 89423, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, Nevada describing the land therein:

SEE ATTACHED EXHIBIT A

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:
3960 Topaz Ranch Dr, Wellington, NV 89444.

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 the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: **\$238,715.55 (Estimated)**

Accrued interest and additional advances, if any, will increase this figure prior to sale.



**Exhibit A
LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B. & M., BEING PORTION OF LOTS 107 & 108 OF TOPAZ RANCH ESTATES UNIT NO. 2, FILED ON FEBRUARY 20, 1967 AS DOCUMENT NO. 35464, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH $70^{\circ}58'32''$ WEST A DISTANCE OF 1,624.50 FEET TO A POINT ON THE WESTERN PROPERTY BOUNDARY OF LOT 108 OF TOPAZ RANCH ESTATES UNIT #2, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH $78^{\circ}34'35''$ EAST A DISTANCE OF 118.90 FEET; THENCE NORTH $77^{\circ}01'57''$ EAST A DISTANCE OF 85.13 FEET; THENCE SOUTH $67^{\circ}09'22''$ EAST A DISTANCE OF 150.63 FEET; THENCE SOUTH $48^{\circ}11'48''$ EAST A DISTANCE OF 122.99 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF TOPAZ RANCH DRIVE; THENCE ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF TOPAZ RANCH DRIVE AROUND A CURVE TO THE LEFT WITH A RADIAL BEARING OF SOUTH $40^{\circ}25'39''$ EAST, THROUGH A CENTRAL ANGLE OF $16^{\circ}50'41''$ WITH AN ARC DISTANCE OF 305.76 FEET, A RADIUS OF 1040.00 FEET AND A CHORD BEARING OF SOUTH $41^{\circ}09'01''$ WEST WITH A DISTANCE OF 304.66 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIAL BEARING OF NORTH $57^{\circ}15'09''$ WEST, THROUGH A CENTRAL ANGLE OF $87^{\circ}18'39''$ WITH AN ARC DISTANCE OF 30.48 FEET, A RADIUS OF 20.00 FEET AND A CHORD BEARING OF SOUTH $76^{\circ}24'10''$ WEST A DISTANCE OF 27.61 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF MICA COURT; THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF MICA COURT, NORTH $60^{\circ}25'54''$ WEST A DISTANCE OF 298.64 FEET TO THE SOUTHEAST CORNER OF LOT 109 OF TOPAZ RANCH ESTATES UNIT #2; THENCE BETWEEN LOTS 108 & 109 OF TOPAZ RANCH ESTATES UNIT #2, NORTH $17^{\circ}01'28''$ EAST A DISTANCE OF 194.87 FEET TO THE TRUE POINT OF BEGINNING.