## WHEN RECORDED MAIL TO:

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

APN 1022-10-002-042

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

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.

772105 Page: 2 of 3 10/13/2010

BK-1010

T.S. #:

10-514373 JBN

ORDER #:

100396097

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 and more than three months have elapsed since such recordation.

DATE: October 8, 2010

Aztec Foreclosure Corporation 3300 N. Central Avenue, Suite 2200

Phoenix, Arizona 85012

(602) 222-5711 or (800) 731-0850

FAX: (847)627-8803

Elaine Malone

Assistant Secretary & Assistant Vice President

STATE OF ARIZONA }

} ss

COUNTY OF MARICOPA

On October 8, 2010 before me, Tianna Alvarado, a Notary Public in and for said county, personally appeared Elaine Malone, 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 signature(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 that the foregoing paragraph is true and correct.

Witness my hand and official seal

Signature

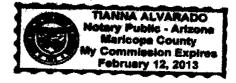
(Seal)

For Trustee's Sale Information

Call 714-573-1965

http://www.Priorityposting.com

www.aztectrustee.com



772105 Page: 3 of 3 10/13/2010

BK-1010 PG-2545

## 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°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°34'35" EAST A DISTANCE OF 118.90 FEET; THENCE NORTH 77°01'57" EAST A DISTANCE OF 85.13 FEET; THENCE SOUTH 67°09'22" EAST A DISTANCE OF 150.63 FEET; THENCE SOUTH 48°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°25'39" EAST, THROUGH A CENTRAL ANGLE OF 16°50'41" WITH AN ARC DISTANCE OF 305.76 FEET, A RADIUS OF 1040.00 FEET AND A CHORD BEARING OF SOUTH 41°09'01" WEST WITH A DISTANCE OF 304,66 FEET: THENCE AROUND A CURVE TO THE RIGHT WITH A RADIAL BEARING OF NORTH 57°15'09" WEST, THROUGH A CENTRAL ANGLE OF 87°18'39" WITH AN ARC DISTANCE OF 30.48 FEET, A RADIUS OF 20,00 FEET AND A CHORD BEARING OF SOUTH 76°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°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°01'28" EAST A DISTANCE OF 194.87 FEET TO THE TRUE POINT OF BEGINNING.