WHEN RECORDED MAIL TO

Trustee Corps 17100 Gillette Ave Irvine. CA 92614

RECORDING REQUESTED BY FIRST AMERICAN TITLE INSURANCE COMPANY

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

Trustee Sale No. NV09002031-10-1 Title No. 4433030

## NOTICE OF TRUSTEE'S SALE

## IMPORTANT NOTICE TO PROPERTY OWNER

YOU ARE IN DEFAULT UNDER A DEED OF TRUST AND SECURITY AGREEMENT DATED February 9, 2006. 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 January 5, 2011, at 01:00 PM, MTC FINANCIAL INC dba Trustee Corps, as duly appointed Trustee WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH at the 8th Street entrance to the County Courthouse, 1625 Eight Street, Minden, NV., all right, title and interest conveyed to and now held by it under and pursuant to Deed of Trust Recorded on February 22, 2006, as Instrument No. 0668394 of the Official Records in the office of the Recorder of Douglas County, Nevada, executed by MARY CRUZ, AN UNMARRIED WOMAN, as Trustor, Wells Fargo Bank, N.A., as Beneficiary, all that certain property situated in said County and State, and more commonly described as:

APN: 1220-21-710-077

AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST.

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: 792 HORNET DRIVE, GARDNERVILLE, NV 89460

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: \$321,598.55 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.

DOC # 774852

12/03/2010 02:01PM Deputy: DW
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-1210 PG-699 RPTT: 0.00

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 and Default and of Election to Cause Sale of Real Property Under Deed of Trust to be recorded in the County where the real property is located and more than three months have elapsed since such recordation.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse.

SALE INFORMATION CAN BE OBTAINED ON LINE AT <a href="https://www.lpsasap.com">www.lpsasap.com</a>
AUTOMATED SALES INFORMATION PLEASE CALL 714-259-7850

AUTOMATED SALES INFORMATION FLEASE CALL 114-239-1630
Dated: November 22, 2010 MTC FINANCIAL INC dba Trustee Corps TS No. NV09002031-10-1. 17100 Gillette Ave Irvine, CA 92614 949-252-8300
Clarisa Gastelum , Authorized Signature
State of California }ss. County of Orange }ss  On November 22, 2010 before me, appeared Clarisa Gastelum, 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 under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.  CLAUDIO MARTINEZ S  COMM. #1894620  ORANGE COUNTY  ORANGE COUNTY
Notary Name Comm. Exp. JULY 4, 2014
My Commission Expires