

APN 1420-34-601-009
When Recorded Mail to:
Trustee Corps
17100 Gillette Ave
Irvine, CA 92614

Recording Requested By:
First American Title



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

Trustee Sale No. NV09001878-10-1 Title No. 4424754

NOTICE OF TRUSTEE'S SALE

IMPORTANT NOTICE TO PROPERTY OWNER

YOU ARE IN DEFAULT UNDER A DEED OF TRUST AND SECURITY AGREEMENT DATED April 28, 2008. 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 May 1, 2008, as Instrument No. 722487 of the Official Records in the office of the Recorder of Douglas County, Nevada, executed by GAVIN PATRICK MCCUNE AND JOAN C MCCUNE, as Trustor, Wells Fargo Bank, N.A., as Beneficiary, all that certain property situated in said County and State, and more commonly described as:

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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: 2731 FULLER AVE, MINDEN, NV 89423

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: \$397,030.14 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.

