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01/31/2011 11:22AM Deputy: PK  
**OFFICIAL RECORD**  
Requested By:  
LSI TITLE AGENCY INC.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-111 PG-6765 RPTT: 0.00

APN 1420-07-411-058

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

**ASSET FORECLOSURE SERVICES, INC.**

5900 Canoga Avenue, Suite 220

Woodland Hills, CA 91367

Phone 877-237-7878

100510399



APN NO. 1420-07-411-058

**NOTICE OF TRUSTEE'S SALE**

Trustee's Sale No. NV-AGF-109228

**NOTICE IS HEREBY GIVEN THAT on March 2, 2011, at 01:00 PM, ASSET FORECLOSURE SERVICES, a California corporation, as duly appointed Successor Trustee under that certain Deed of Trust dated 7/25/2005, recorded on 7/29/2005, in Volume 0705, page 14234, as Instrument No. 0650898, of Official Records in the office of the Recorder of DOUGLAS County, State of NEVADA, executed by ELIZABETH A. STUART, AN UNMARRIED WOMAN & LOIS J. SMITH, AN UNMARRIED WOMAN, DAUGHTER AND MOTHER, AS JOINT TENANTS, as Trustors, in favor of AMERICAN GENERAL FINANCIAL SERVICES, INC., as Beneficiary, by reason of said continuing default in the payment or performance of obligations secured by said Deed of Trust, including the breach or default, notice of which was recorded in the office of the County Recorder of DOUGLAS County, NEVADA, more than three months prior to the date hereof, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER**, for cash, or cashier's check (payable at the time of sale in lawful money of the United States of America) **AT THE 8TH STREET ENTRANCE TO THE COUNTY COURTHOUSE, 1616 EIGHTH STREET, in the City of MINDEN, County of DOUGLAS, State of NEVADA**, all right, title and interest conveyed to and now held by it under said Deed of Trust in and to the following described property situated in the aforesaid County and State, to-wit:**

LOT 23, OF RIDGEVIEW ESTATES, ACCORDING TO THE MAP THEREOF, FILE IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 27, 1972, IN BOOK 1272, PAGE 690 AS DOCUMENT NO. 63503.

Commonly know as: 890 GRANITE COURT  
CARSON CITY, NV 89705.

If a street address is shown, no warranty is given as to its completeness or correctness.

Said sale will be made, without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal balance of said note, to-wit: \$86,437.25, with interest from 2/4/2010, as provided in said note, together with advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. This property will be sold as-is; lender is unable to validate the condition, defects or disclosure issues of said property and buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing said receipt.



Dated: 1/27/2011


ASSET FORECLOSURE SERVICES, AS TRUSTEE

By Georgina Rodriguez  
Georgina Rodriguez, Trustee Sale Officer

STATE OF CALIFORNIA     )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On 1/27/2011, before me Jonny Dahinten, the undersigned, a Notary Public in and for said state, duly commissioned and sworn, personally appeared Georgina Rodriguez, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, as Trustee Sale Officer, on behalf of the corporation therein named and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
CA, residing at: Los Angeles  
My commission expires: 8/17/2012

