

DOC # 778931
02/23/2011 09:31AM Deputy: DW
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-211 PG-4304 RPTT: 0.00

AP #1: 1220-22-310-167

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

And when recorded mail to
T.D. SERVICE COMPANY
1820 E. FIRST ST., SUITE 210
P.O. BOX 11988
SANTA ANA, CA 92711-1988

100716299 Space above this line for recorder's use

NOTICE OF TRUSTEE'S SALE

T.S. No: S519971 NV Unit Code: S Loan No: 4001103235/TRAQUINA Investor No: 0092695550
POWER DEFAULT SERVICES, INC., as duly appointed Trustee under the following described Deed of Trust
WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (in the forms which are lawful
tender in the United States) and/or the cashier's, certified or other checks (payable in full at the time of sale to
T.D. Service Company) all right, title and interest conveyed to and now held by it under said Deed of Trust in
the property hereinafter described:

Trustor: MIGUEL A. TRAQUINA

Recorded January 11, 2006 as Instr. No. 0665594 in Book --- Page --- of Official Records in the office of
the Recorder of DOUGLAS County; NEVADA, pursuant to the Notice of Default and Election to Sell
thereunder recorded November 19, 2010 as Instr. No. 774175 in Book --- Page --- of Official Records in the
office of the Recorder of DOUGLAS County NEVADA.

Said Deed of Trust describes the following property:

LOT 771, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON
MARCH 27, 1974, IN BOOK 374, PAGE 676, AS FILE NO. 72456

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JANUARY 4, 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT
A LAWYER.

1436 PATRICIA DRIVE, GARDNERVILLE, NV 89460

"(If a street address or common designation of property is shown above, no warranty is given as to its
completeness or correctness)."

Said Sale will be made, but without covenant or warranty, express or implied, regarding title possession, or
encumbrances, to pay the remaining principal sum of the notes(s) secured by said Deed of Trust, with interest as
in said note provided, advances, if any, under the terms of said Deed of Trust, fee, charges and expenses of the
Trustee and of the trusts created by said Deed of Trust. As of the date hereof the following amount is
REASONABLY ESTIMATED to the amount of the unpaid advances: **\$351,073.81**.

THIS AMOUNT IS ONLY AN ESTIMATE AND NO REPRESENTATION OR WARRANTY IS MADE,
EXPRESS OR IMPLIED, AS TO THE ACCURACY THEREOF.

Said sale will be held on:

**MARCH 16, 2011, AT 1:00 P.M. AT THE DOUGLAS COUNTY COURTHOUSE 1625 8TH STREET,
MINDEN, NV**




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T.S. No: S519971 NV Unit Code: S Loan No: 4001103235/TRAQUINA Investor No: 0092695550

It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

Date: February 21, 2011

POWER DEFAULT SERVICES, INC. as said Trustee, by T.D. Service Company, as agent

BY 
MARLENE CLEGHORN, ASSISTANT SECRETARY
T.D. SERVICE COMPANY
1820 E. FIRST ST., SUITE 210, P.O. BOX 11988
SANTA ANA, CA 92711-1988
(714) 543-8372

We are assisting the Beneficiary to collect a debt and any information we obtain will be used for that purpose whether received orally or in writing.

This property is sold AS-IS, lender is unable to validate the condition, defects or disclosure issues of said property and buyer waives the disclosure requirements under NRS113.130 by purchasing at this sale and signing said receipt.

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.


If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: (714) 480-5690 or you may access sales information at www.tacforeclosures.com/sales.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

On 02/21/11 before me, LOAN DUONG, a Notary Public, personally appeared MARLENE CLEGHORN, 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.

Signature  (Seal)

