

DOC # 779782  
03/11/2011 11:07AM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-311 PG-2111 RPTT: 0.00



When Recorded Mail To:  
**First American Trustee Servicing Solutions, LLC, as Trustee**  
**First American Trustee Servicing Solutions, LLC**  
**5 Campus Circle, 2nd Floor**  
**Westlake, TX 76262**

APN: 1220-16-117-001

TS No. : NV1000222088  
TSG No: 4841536  
FHA/VA/PMI No: 1220-16-117-001

NV

### NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/18/2008. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On **04/13/2011** at **01:00 P.M.**, **First American Trustee Servicing Solutions, LLC, as Trustee.**, as duly appointed Trustee under and pursuant to Deed of Trust recorded **01/28/2008** as Instrument No. 716917, in book **108**, page **5663**, of Official records in the Office of the County Recorder of **Douglas** County, State of **NV**. Executed by:

**KRISTOFER L. HUKARI AND KATHERINE B HUKARI HUSBAND AND WIFE**

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized, (Payable at time of sale in lawful money of the United States)  
**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 and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 1220-16-117-001

The street address and other common designation, if any, of the real property described above is purported to be:

**1296 TOPAZ LANE, GARDNERVILLE, NV 89460**

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.**



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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 said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is **\$192,221.93**. 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.

**THIS PROPERTY IS SOLD AS-IS, THE LENDER AND ITS ASSETS ARE UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENT UNDER NRS 113.130 BY PURCHASING THIS SALE AND SIGNING SAID RECEIPT.**

Date: 03/10/2011

First American Title Insurance Company  
First American Trustee Servicing Solutions, LLC, as Trustee  
3 FIRST AMERICAN WAY  
SANTA ANA, CA 92707

877-276-1894

Wendy Randall  
Document Signor  
WENDY RANDALL

First American Trustee Servicing Solutions, LLC,  
as Trustee MAY BE ACTING AS A DEBT  
COLLECTOR ATTEMPTING TO COLLECT  
A DEBT. ANY INFORMATION OBTAINED  
MAY BE USED FOR THAT PURPOSE.

FOR TRUSTEE'S SALE INFORMATION  
PLEASE CALL 714-573-1965

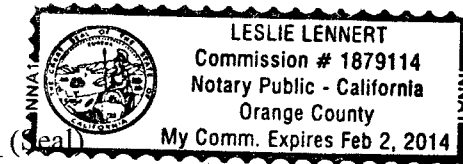
State Of: CALIFORNIA }  
County Of: Orange }

On March 11, 2011 before me, Leslie Lennert, Notary  
Public, personally appeared WENDY RANDALL, 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 Leslie Lennert





**EXHIBIT "A"**

TS No: NV1000222088

**LOT 7, IN BLOCK A, AS SHOWN ON THE INITIAL FINAL SUBDIVISION MAP # 1003 FOR ASHLEY PARK FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JUNE 02 1995 IN BOOK 695 AT PAGE 385 AS DOCUMENT NO. 363385.  
A.P.N. : 1220-16-117-001**

