

DOC # 780971
04/01/2011 01:27PM Deputy: GB
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-411 PG-125 RPTT: 0.00



WHEN RECORDED MAIL TO:

Aztec Foreclosure Corporation
3300 N. Central Ave., #2200
Phoenix, AZ 85012

APN 1320-29-115-021

Space above this line for recorder's use only

Trustee Sale No. 10-516239 PHH
Title Order No. 4887555
FNMA

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/24/06. 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 04/27/11 at 1:00 p.m., Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 05/19/06, in Instrument No. 0675280 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: **Gregory L. Tenbroeck and Karen L. Tenbroeck, Trustees or Their Successors in Trust, Under the Tenbroeck Living Trust Dated December 28, 1998.**, as Trustor, **PHH Mortgage Corporation**, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, 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 section 5102 of the Financial Code and authorized to do business in this state). Auction location: 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, Nevada describing the land therein:

LOT 251, AS SET FORTH ON THE OFFICIAL PLAT OF WINHAVEN, UNIT NO.4, PHASE A, A PLANNED UNIT DEVELOPMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 9, 1993, A S DOCUMENT NO. 315526.

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:
1134 Wisteria Drive, 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 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 the Deed of Trust, estimated fees,

