WHEN RECORDED MAIL TO:

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

APN 1320-29-115-021

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

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 <u>04/27/11</u> at <u>1:00 p.m.</u>, <u>Aztec Foreclosure Corporation</u> as the duly appointed Trustee under and pursuant to Deed of Trust <u>Recorded on 05/19/06</u>, in Instrument No. 0675280 of official records in the Office of the Recorder of <u>DOUGLAS</u> County, Nevada, executed by: <u>Gregory L. Tenbroeck and Karen L. Tenbroeck</u>, <u>Trustees or Their Successors in Trust</u>, <u>Under the Tenbroeck Living Trust Dated December 28</u>, <u>1998.</u>, as Trustor, <u>PHH Mortgage Corporation</u>, 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,



T.S. #:

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ORDER #:

4887555

charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$348,563.01 (Estimated)

Accrued interest and additional advances, if any, will increase this figure prior to sale.

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 and more than three months have elapsed since such recordation.

DATE: 3/30/11

Aztec Foreclosure Corporation 3300 N. Central Ave., #2200

Phoenix, AZ 85012

(602) 222-5711 or (800) 731-0850

FAX: (847)627-8803

Robbie Weaver

Assistant Secretary & Assistant Vice President

STATE OF ARIZONA }

} ss COUNTY OF MARICOPA }

On <u>S/SO/II</u> before me, <u>Tianna Alvarado</u>, a Notary Public in and for said county, personally appeared Robbie Weaver, 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 that the foregoing paragraph is true and correct.

Witness my hand/and official seal

Signature (

(Şeal)

7 [00]

Tianna Alvarado

2/12/13

For Trustee's Sale Information

Call 714-573-1965

http://www.Priorityposting.com

TIANNA ALVARADO
Notary Public - Artzona
Mericopa County
My Commission Expires
February 12, 2013