

APN: 1220-22-410-018
AND WHEN RECORDED MAIL TO

Meridian Foreclosure Service
8485 W. Sunset Rd. Suite 205
Las Vegas, NV 89113

Recording Requested by:
FIRST AMERICAN NATIONAL
DEFAULT TITLE

DOC # 783933
05/27/2011 03:56PM Deputy: DW
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-511 PG-5320 RPTT: 0.00



Space above this line for recorder's use

APN#: 1220-22-410-018

Title Order No. 4944504 Trustee Sale No. 18216NV Loan No. 614116

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03-12-2007. 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 **06-22-2011 at 1:00 PM**, MTDS, INC., A CALIFORNIA CORPORATION DBA MERIDIAN TRUST DEED SERVICE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded **03-13-2007**, Book , Page , Instrument 0696960, and Re-recorded on , Book , Page , Instrument of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: PETER V. BARATTI, A MARRIED MAN, AS HIS SOLE AND SEPERATE PROPERTY as Trustor, VANDERBILT MORTGAGE AND FINANCE, INC. 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 cashier's check drawn by a state or federal credit union, or a cashier's 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). At: 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 410, 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 DOCUMENT NO. 72456

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:
1405 JANE WAY , GARDNERVILLE, NV 89460

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, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$309,830.86 (Estimated)



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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.

The Undersigned Hereby Affirms That There Is No Social Security Number Contained In This Document.

Sales Line: (714) 573-1965 or (702) 586-4500 or PRIORITYPOSTING.COM

Date: 05-19-2011

MTDS, INC., A CALIFORNIA CORPORATION DBA MERIDIAN TRUST DEED SERVICE




JESSE FERNANDEZ,
FORECLOSURE ASSISTANT

MTDS, INC., A CALIFORNIA CORPORATION DBA MERIDIAN TRUST DEED SERVICE IS ASSISTING THE BENEFICIARY TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

State of Nevada
County of Clark

On 5/20/11 before me, D. Adams Notary Public, personally appeared JESSE FERNANDEZ, personally known to me (or 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.

WITNESS my hand and official seal.


Notary Public in and for said County and State

