

DOC # 786052  
07/07/2011 01:53PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
LSI Title Agency Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-711 PG-990 RPTT: 0.00



RECORDING REQUESTED BY  
**Meridian Foreclosure Service**  
  
AND WHEN RECORDED MAIL TO  
  
**Meridian Foreclosure Service**  
8485 W. Sunset Rd. Suite 205  
Las Vegas, NV 89113

Space above this line for recorder's use

APN#: 1420-28-701-049  
Title Order No. 100473959-NV-MAO Trustee Sale No. 16293NV Loan No. 3002667735

### NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02-17-2007. 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 **08-03-2011** at **1:00 PM**, MERIDIAN FORECLOSURE SERVICE f/k/a MTDS, INC., A CALIFORNIA CORPORATION DBA MERIDIAN TRUST DEED SERVICE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded **03-06-2007**, Book , Page , Instrument 0696419 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: WALTER L. HEDGECOCK AND QUIDA HEDGECOCK, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP as Trustor, Deutsche Bank National Trust Company, as Trustee of the IndyMac IMSC Mortgage Trust 2007-HOA1, Mortgage Pass-Through Certificates, Series 2007-HOA1 under the Pooling and Servicing Agreement dated June 1, 2007 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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

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:  
2849 VICKY LANE , 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, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$360,738.00 (Estimated)



Title Order No. 100473959-NV-MAO Trustee Sale No. 16293NV Loan No. 3002667735

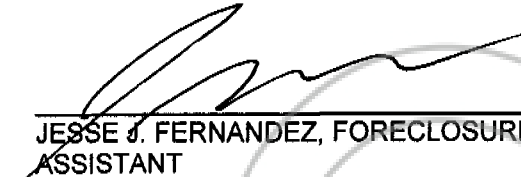
Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned 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: 06-30-2011


MERIDIAN FORECLOSURE SERVICE f/k/a MTDS, INC., A CALIFORNIA CORPORATION DBA MERIDIAN TRUST DEED SERVICE

  
\_\_\_\_\_  
JESSE J. FERNANDEZ, FORECLOSURE ASSISTANT

MERIDIAN FORECLOSURE 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 6/30/11 before me, D. Adams Notary Public, personally appeared JESSE J. 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





**Title Order No. 100473959-NV-MAO Trustee Sale No. 16293NV Loan No. 3002667735**

**"Exhibit A"**

Land situated in the County of Douglas in the State of NV

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 28, Township 14 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Commencing at the center of said Section 28, proceed South 0 degrees 08 minutes West, 1,013.67 feet, along the 1/4 section line, which is also the centerline of Vicky Lane, an 80 foot County Road, to a point; thence North 89 degrees 54 minutes East, 40.00 feet, to the true point of beginning, which lies on the Easterly right of way line of said Vicky Lane, and is the Southwest corner of this parcel; proceed thence North 0 degrees 08 minutes East, 292.97 feet along said Westerly right of way line, to a point; thence Northeasterly around a right of way curve to the right, having a central angle of 89 degrees 46 minutes a radius of 20 feet and a length of 31.33 feet to a point thence North 89 degrees 54 minutes East, 135.08 feet along the Southerly right of way line of Jackie Lane, a 50 foot County Road to a point which is the Northeast corner of the parcel; thence South 0 degrees 08 minutes West, 312.89 feet, to the Southeast corner of the parcel; thence South 89 degrees 54 minutes West, 155.00 feet.

Excepting Therefrom: That portion dedicated to the County of Douglas by instrument recorded April 24, 1961 in Book 6, Page 141, as File No. 17606.