

APN 1220-15-410-017

DOC # 787118
07/28/2011 12:34PM Deputy: PK
OFFICIAL RECORD
Requested By:
Ticor Title - Reno (TSG)
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-711 PG-5563 RPTT: 0.00

When recorded Mail to:

TITLE SERVICE AND ESCROW CO.
P.O. BOX 833
YERINGTON, NV 89447



0110771

SPACE ABOVE FOR RECORDER'S USE ONLY

NOTICE OF TRUSTEE'S SALE

Order No. TSL-35766-SL
TO NO. 01101771

WHEREAS, UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE (is are) the owner(s) and holder(s) of that certain obligation dated March 07, 1988, and secured by that certain Deed of Trust dated March 07, 1988, and executed by DAVID C. KINSEY, an unmarried man and VIRGINIA M. KINSEY, a widow as Trustor to United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, a Government agency, 125 South State Street Room 5434 Federal Building Salt Lake City Utah 84138 as Trustee, for UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE Beneficiary, which said Deed of Trust was recorded in the Official Records of Douglas County, Nevada, on March 07, 1988, as Document No. 173861 Book 388 Page 868; and

WHEREAS, default has been made in the payment of the debt evidenced by the Promissory Note for which said Deed of Trust was given as security and the said Beneficiary did cause a Notice of Default and Election to Sell to be recorded in the Official Records of Douglas County, Nevada, on March 09, 2011 in Book 311, Page 1570, as Document No. 779652; and

WHEREAS, the Beneficiary has made demand upon the Trustee that the Trustee proceed to sell the land and premises described herein.



NOW THEREFORE, pursuant to said demand and in accordance with the terms and under the authority of said Deed of Trust, the Trustee, TITLE SERVICE AND ESCROW COMPANY, a Nevada corporation, does hereby give notice that on August 24, 2011, at the hour of 1:00 P.M. at the Front Entrance of the Douglas County Court House, 1625 8th Street, Minden NV 89423, said Trustee will sell, at public auction, to the highest bidder for cash, or Cashier's Check issued by any Bank licensed to do business in the State of Nevada, lawful money of the United States of America, in the case of cash, if cash is in excess of \$10,000.00, then it must be accompanied by IRS form 8300 (Rev. March 2008), all of Trustee's interest as granted by the above Deed of Trust in and to all that certain property in the State of Nevada, County of Douglas, described as follows:

Lot 7, in Block N, as said Lot and Block are shown on the map of Gardnerville Ranchos Unit No. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 10, 1967, in Map Book 1, Page 055, Filing No. 35914

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Property Address: 1433 Langley Drive, Gardnerville NV 89410

Approximate Opening Bid: \$54,750.00, which represents the amount required by beneficiary to satisfy the Note or Notes, All foreclosure costs and fees, advances and attorney fees, and is subject to change at the time of sale.

WITHOUT WARRANTY OR GUARANTEE OF TITLE.

Together with the improvements thereon, if any, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

FOR ADDITIONAL INFORMATION ON THIS TRANSACTION CONTACT:

TITLE SERVICE AND ESCROW CO. - TRUSTEE

PHONE 775-463-3518 FAX 775-463-5144

P.O. Box 833

Yerington NV 89447

DATED July 27, 2011.

TITLE SERVICE AND ESCROW COMPANY

by: Staci Lindberg
STACI LINDBERG, FORECLOSURE OFFICER



STATE OF NEVADA)
) ss.
COUNTY OF LYON)

On July 27, 2011 personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), Staci Lindberg who acknowledged to me that she executed the within instrument.

Jackie Hazen
Notary Public

