

DOC # 787982
08/15/2011 10:13AM Deputy: GB
OFFICIAL RECORD
Requested By:
First Centennial - Reno
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-811 PG-2370 RPTT: 0.00



A. P. No. 1220-17-401-011
No. 17446

When recorded mail to:
Allied Foreclosure Services
6121 Lakeside Drive, #155
Reno, NV 89511

**AFFIRMATION PURSUANT TO
NRS 111.312(1) (2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

NOTICE OF TRUSTEE'S SALE

WHEREAS, MICHAEL D. SUKAU, an unmarried man, is the owner and holder of that certain obligation evidenced by a Promissory Note dated November 4, 2008, and secured by that certain real property as evidenced by a Deed of Trust executed by MICHAEL RAYMOND GARRITY, an unmarried man, Trustor, to FIDELITY NATIONAL TITLE COMPANY, a California corporation, Trustee for MICHAEL D. SUKAU, an unmarried man, Beneficiary, which Deed of Trust was dated November 4, 2008, and recorded November 10, 2008, in Book 1108, Page 1463, as Document No. 732755, Official Records, Douglas County, Nevada; and

WHEREAS, ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, was substituted as Trustee under said Deed of Trust in the place and stead of FIDELITY NATIONAL TITLE COMPANY, by document recorded April 25, 2011, in Book 411, Page 4472, as Document No. 782023, Official Records, Douglas County, Nevada; and

WHEREAS, default has been made by said Trustor in the payment of the debt evidenced by the Promissory Note for which said Deed of Trust is security, and the said MICHAEL D. SUKAU did cause Notice of Default and Election To Sell under said Deed of Trust to be recorded on April 25, 2011, in book 411, Page 4475, as Document No. 782024, Official Records, Douglas County, Nevada; and



WHEREAS, on July 27, 2011, a certificate was issued by the State of Nevada Foreclosure Mediation Program, authorizing the foreclosure process to continue, which certificate is being recorded concurrently or substantially concurrently herewith, and;

WHEREAS, MICHAEL D. SUKAU has made demand upon said Trustee that said Trustee proceed to sell the land and premises described in said Deed of Trust;

NOW, THEREFORE, pursuant to said demand, and in accordance with the terms and under the authority of said Deed of Trust, said ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, as such Trustee, does hereby give notice that on the 8th day of September, 2011, at the hour of 10:00 o'clock A.M. on said day, at the entrance to the Douglas County Courthouse, located at 1038 Buckeye Road, Minden, Nevada, said Trustee will sell at public auction to the highest bidder, for current lawful money of the United States of America, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:

A portion of the Southwest 1/4 of the Southwest 1/4, Section 17, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada more particularly described as follows:

Commencing at the 1/4 corner common to Section 17 and 18, Township 12 North, Range 20 East, M.D.B.&M., thence South 0°11'07" East, 1336.41 feet; thence South 0°18'54" East, 432.96 feet; thence South 0°22'28" East, 20 feet; thence South 88°11'45" East, 532.36 feet to the TRUE POINT OF BEGINNING; said point of beginning also being described as bearing South 0°23'30" East, 499.32 feet and North 88°11'45" West 755.90 feet from the Northwest corner of Tierra Linda Estates as recorded in the Office of the County Recorder of Douglas County, Nevada, on September 14, 1965 as File No. 29457; thence from said point of beginning South 88°11'45" East, 176.26 feet; thence South 0°22'28" East, 247.13 feet; thence North 88°11'45" West, 176.26 feet; thence North 0°22'28" West, 247.13 feet to the TRUE POINT OF BEGINNING.



The above metes and bounds description appeared previously in that certain Document recorded December 18, 1998, in Book 1298, Page 4632, as File No. 0456912, recorded in the Official Records of Douglas County, State of Nevada.

The property address is purported to be 1027 Verde Way, Gardnerville, NV 89460. The current outstanding principal balance is approximately \$ 518,394.02 , which is owed together with interest, late charges, advances, interest on advances, foreclosure fees and costs, and other expenses or costs not herein disclosed. The opening bid amount may be more or less than the outstanding principal balance as indicated.

The undersigned disclaims any liability for the accuracy of the above-described address, APN, or principal balance. Verification of such information can be requested during normal business hours at the office of the Trustee, whose address is 6121 Lakeside Drive, #155, Reno, Nevada 89511, Telephone No. (775) 851-0881.

DATED: August 11, 2011.

ALLIED 1031 EXCHANGE, dba
ALLIED FORECLOSURE SERVICES

By: *Geneva Martin*

Its: Secretary

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

This instrument was acknowledged before me on August 11, 2011, by Geneva Martin as Secretary of/for ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES.

Kathryn Pritter
Notary Public

