

DOC # 790695  
10/07/2011 10:29AM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
LSI Title Agency Inc.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-1011 PG-1114 RPTT: 0.00

AP #1: 1420-34-410-025

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

And when recorded mail to  
T.D. SERVICE COMPANY  
1820 E. FIRST ST., SUITE 210  
P.O. BOX 11988  
SANTA ANA, CA 92711-1988

110294482

Space above this line for recorder's use



## NOTICE OF TRUSTEE'S SALE



T.S. No: S528556 NV Unit Code: S Loan No: 0022830632/FREEZE Investor No: 171040673  
POWER DEFAULT SERVICES, INC., as duly appointed Trustee under the following described Deed of Trust  
WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (in the forms which are lawful  
tender in the United States) and/or the cashier's, certified or other checks (payable in full at the time of sale to  
T.D. Service Company) all right, title and interest conveyed to and now held by it under said Deed of Trust in  
the property hereinafter described:

Trustor: DONALD D. FREEZE, MELANIE W. FREEZE

Recorded February 9, 2007 as Instr. No. 0694724 in Book 0207 Page 3090 of Official Records in the office  
of the Recorder of DOUGLAS County; NEVADA, pursuant to the Notice of Default and Election to Sell  
thereunder recorded June 6, 2011 as Instr. No. 784298 in Book 611 Page 1016 of Official Records in the  
office of the Recorder of DOUGLAS County NEVADA.

Said Deed of Trust describes the following property:

LOT 25 IN BLOCK 3, OF RE-SUBDIVISION OF PORTIONS OF ARTEMISIA SUBDIVISION, FILED IN  
THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL  
23, 1962, FILE NO. 19909.

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED FEBRUARY 2, 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 PROCEEDING AGAINST YOU, YOU SHOULD  
CONTACT A LAWYER.

2631 GORDON AVE., MINDEN, NV 89423-9022

"(If a street address or common designation of property is shown above, no warranty is given as to its  
completeness or correctness)."

Said Sale will be made, but without covenant or warranty, express or implied, regarding title possession, or  
encumbrances, to pay the remaining principal sum of the notes(s) secured by said Deed of Trust, with interest as  
in said note provided, advances, if any, under the terms of said Deed of Trust, fee, charges and expenses of the  
Trustee and of the trusts created by said Deed of Trust. As of the date hereof the following amount is  
REASONABLY ESTIMATED to the amount of the unpaid advances: **\$415,421.95.**

THIS AMOUNT IS ONLY AN ESTIMATE AND NO REPRESENTATION OR WARRANTY IS MADE,  
EXPRESS OR IMPLIED, AS TO THE ACCURACY THEREOF.

Said sale will be held on:

NOVEMBER 9, 2011, AT 1:00 P.M. AT THE DOUGLAS COUNTY COURTHOUSE 1625 8TH  
STREET, MINDEN, NV



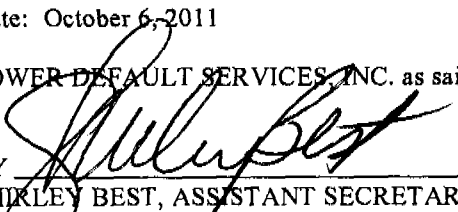
Page 2

T.S. No: S528556 NV Unit Code: S Loan No: 0022830632/FREEZE Investor No: 171040673

It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

Date: October 6, 2011

POWER DEFAULT SERVICES, INC. as said Trustee, by T.D. Service Company, as agent

BY   
SHIRLEY BEST, ASSISTANT SECRETARY  
T.D. SERVICE COMPANY  
1820 E. FIRST ST., SUITE 210, P.O. BOX 11988  
SANTA ANA, CA 92711-1988  
(714) 543-8372

The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose.

This property is sold AS-IS, lender is unable to validate the condition, defects or disclosure issues of said property and buyer waives the disclosure requirements under NRS113.130 by purchasing at this sale and signing said receipt.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

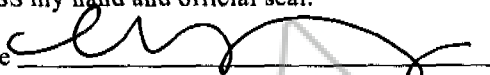
If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: (714) 480-5690 or you may access sales information at [www.tacforeclosures.com/sales](http://www.tacforeclosures.com/sales).

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )SS

On 10/06/11 before me, LOAN DUONG, a Notary Public, personally appeared SHIRLEY BEST, 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 under the Laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

