

DOC # 791333
10/21/2011 03:55PM Deputy: SG
OFFICIAL RECORD
Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1011 PG-3885 RPTT: 0.00



AP #1: 1319 30 524 003

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

110003725

Space above this line for recorder's use

NOTICE OF TRUSTEE'S SALE



T.S. No: F522185 NV Unit Code: F Loan No: 0999563513/NEALIS Investor No: 165730458
T.D. SERVICE COMPANY, 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: JAMES R NEALIS, DARCY NEALIS

Recorded June 30, 2005 as Instr. No. 0648361 in Book 0605 Page 14992 of Official Records in the office
of the Recorder of DOUGLAS County; NEVADA and re-recorded December 5, 2005 as Instr. No. 0662260
in Book 1205 Page 1467, pursuant to the Notice of Default and Election to Sell thereunder recorded January
12, 2011 as Instr. No. 776854 in Book 111 Page 2727 of Official Records in the office of the Recorder of
DOUGLAS County NEVADA.

Said Deed of Trust describes the following property:

UNIT C, OF TAHOE VILLAGE, CONDOMINIUM 7, AS SET FORTH ON THE CONDOMINIUM MAP OF
LOT 7, TAHOE VILLAGE UNIT NO. 1, FILED FOR RECORD ON NOVEMBER 12, 1974, AS
DOCUMENT NO. 76339, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.
TOGETHER WITH AN UNDIVIDED 1/14TH INTEREST IN AND TO THOSE PORTIONS DESIGNATED
AS COMMON AREAS OF TAHOE VILLAGE CONDOMINIUM 7, BEING A CONDOMINIUM MAP OF
LOT 7, TAHOE VILLAGE UNIT NO. 1, FILED FOR RECORD ON NOVEMBER 12, 1974, AS
DOCUMENT NO. 76339., OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JUNE 22, 2005. 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.

If you are interested in attempting to save your home from foreclosure, Wells Fargo may be able to assist you.
Please contact 1-888-508-8811 for more information.

266 ORION LANE, UNIT C, STATELINE, NV 89449

"(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



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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: **\$297,149.18**. 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 16, 2011, AT 1:00 P.M. AT THE DOUGLAS COUNTY COURTHOUSE 1625 8TH STREET, MINDEN, NV

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

Date: October 10, 2011

T.D. SERVICE COMPANY, as said Trustee,

BY _____

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

CINDY GASPAROVIC

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.

THIS NEW NOTICE SUPERSEDES AND REPLACES ANY PREVIOUS NOTICE OF TRUSTEE'S SALE YOU MAY HAVE RECEIVED UNDER T.S. # F522185



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STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

On 10/10/11 before me, W. SOLANO, a Notary Public, personally appeared CINDY GASPAROVIC, 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 W. Solano (Seal)

