

DOC # 791933
11/02/2011 01:19PM Deputy: GB
OFFICIAL RECORD
Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1111 PG-357 RPTT: 0.00



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
National Default Servicing Corporation
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020

NDSC File No. : 11-40619-WF-NV
Title Order No. : 110154357-NV-GTO
APN No. : 1321-32-001-002

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/15/2006 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.

Notice is hereby given that **National Default Servicing Corporation** as trustee (or successor trustee, or substituted trustee), pursuant to the Deed of Trust executed by **BRYAN W. WAGNER AND RACHELLE J. NICOLLE, HUSBAND & WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**, dated **05/15/2006** and recorded **05/22/2006** as Instrument No. **0675513 BK0506 PG8515** (or Book, Page) of the Official Records of **DOUGLAS** County, State of **NV**, and pursuant to the Notice of Default and Election to Sell thereunder recorded **03/18/2011** as Instrument No. **780209 BK311 PG3997** (or Book, Page) of said Official Records, will sell on **11/30/2011** at **1:00 P.M.** at:

At the 8th Street entrance to the County Courthouse, 1625 8th Street, Minden, NV 89423

at public auction, to the highest bidder for cash (in the forms which are lawful tender in the United States, payable in full at time of sale), all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and more fully described in Exhibit A attached hereto and made a part hereof.

The street address and other common designation, if any of the real property described above is purported to be:

**1568 BARKER COURT
GARDNERVILLE, NV 89410**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The estimated total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publications of the Notice of Sale is **\$533,802.95**. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.



Page 2

Notice of Trustee's Sale

NDSC File No. : 11-40619-WF-NV


In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a 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. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right.

Said sale will be made, in an "as is" condition, without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid balance of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The lender is unable to validate the condition, defects or disclosure issues of said property and Buyer waives the disclosure requirements under NRS 113.130 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.

Date: 10/31/2011

National Default Servicing Corporation
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020
602-264-6101
Sales Line : 714-730-2727 Sales Website: www.ndscorp.com/sales

By: 
Nichole Alford, Trustee Sales Representative

State of: Arizona
County of: Maricopa

On 10/31, 2011, before me, the undersigned, a Notary Public for said State, personally appeared Nichole Alford personally known to me be (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,




Signature 



Exhibit A

NDSC Notice of Sale Addendum

NDSC No. : 11-40619-WF-NV
PROP. ADDRESS : 1568 BARKER COURT
GARDNERVILLE, NV 89410

COUNTY : DOUGLAS

LEGAL DESCRIPTION :

Being A Division of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 13 North, Range 21 East, M.D.B.&M., More particularly described as follows :
PARCEL 3 as set forth on Parcel Map for JUELL L. BARKER, filed for Record in the Office of the Douglas County Recorder, State of Nevada on August 21, 1990 in Book 890, Page 3375 as Document No. 232848, of Official Records.