

APN : 1420-34-303-007

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

Fidelity National Title Insurance Company  
135 Main Street, Suite 1900  
San Francisco , CA 94105

DOC # 796913  
02/03/2012 03:23PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
Fidelity Default Resolution  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-212 PG-695 RPTT: 0.00



The undersigned hereby affirms that there is no Social Security number contained in this document

Trustee Sale No. 11-04036-3 Client Reference No. 3716080015

**NOTICE OF TRUSTEE'S SALE**

**IMPORTANT NOTICE TO PROPERTY OWNER**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST AND SECURITY AGREEMENT DATED August 16, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

On February 29, 2012, at 01:00 PM, Power Default Services, INC., as duly appointed Trustee **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH at the 8th Street entrance to the County Administration Building, 1616 8th Street, Minden, NV.,** all right, title and interest conveyed to and now held by it under and pursuant to Deed of Trust Recorded August 25, 2006, as Instrument No. 0683078 of the Official Records in the office of the Recorder of Douglas County, Nevada, executed by DONALD A GREENAMEYER AND TIFFANY M GREENAMEYER, HUSBAND AND WIFE, AS JOINT TENANTS, as Trustor, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE PROVIDENT FUNDING ASSOCIATES, L.P., as Beneficiary, all that certain property situated in said County and State, and more commonly described as:

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF LOT 4 OF THE ORIGINAL ARTEMISIA SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., IN DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

SAID LAND IS ALSO KNOWN AS PARCEL 3 OF PARCEL MAP FOR OSCAR N. REESE AND CHARLOTTE L. REESE, RECORDED FEBRUARY 16, 1983, IN BOOK 283, PAGE 1467, DOCUMENT NO. 76253, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA APN# 1420-34-303-007

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 2655 STEWART AVENUE, MINDEN, NV 89423



The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said will be made, but without covenant or warranty express or implied, regarding title, possession or encumbrances, to pay the remaining unpaid balance of the obligations secured by the property to be sold and reasonably estimated costs, expenses and advances as of the first publication date of this Notice of Trustee's Sale, to wit: \$317,927.25 estimated. Accrued interest and additional advances, if any, will increase the figure prior to sale. The property offered for sale excludes all funds held on account by the property receiver, if applicable.

Beneficiary's bid at sale may include all or part of said amount. In addition to cash, the Trustee will accept, all payable at time of sale in lawful money of the United States a Cashier's check drawn by 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 the applicable sections of the Nevada Administrative Code and authorized to do business in the State of Nevada, or other such funds acceptable to the Trustee.

The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale. The undersigned caused said Notice of Breach and Default and of Election to Cause Sale of Real Property Under Deed of Trust to be recorded in the County where the real property is located and more than three months have elapsed since such recordation.

**SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.priorityposting.com](http://www.priorityposting.com)  
AUTOMATED SALES INFORMATION PLEASE CALL 714-573-1965**

Date: February 3, 2012

Power Default Services, INC., Trustee  
By: Fidelity National Title Insurance Company, its agent  
135 Main Street, Suite 1900  
San Francisco, CA 94105  
Phone No.: 415-247-2450

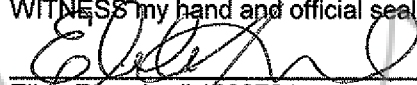
  
\_\_\_\_\_  
Mariah Booker, Authorized Signature

State of California )ss.  
County of San Francisco )ss

On February 3, 2012 before me, Elida Rosado, Notary Public, personally appeared Mariah Booker, 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.

  
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Elida Rosado # 1882764  
My Commission Expires March 14, 2014

