



RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

ASSET FORECLOSURE SERVICES, INC.
5900 Canoga Avenue, Suite 220
Woodland Hills, CA 91367
Phone 877-237-7878

APN NO. 1318-09-811-017

NOTICE OF TRUSTEE'S SALE
Trustee's Sale No. NV-BVS-11011657

NOTICE IS HEREBY GIVEN THAT on May 30, 2012, at 01:00 PM, DAVID B. SANDERS, ESQ., as duly appointed Successor Trustee under that certain Deed of Trust dated 2/23/2007, recorded on 5/7/2007, as Instrument No. 0700654, of Official Records in the office of the Recorder of DOUGLAS County, State of NEVADA, executed by SCJ VENTURES, LLC, A NEVADA LIMITED LIABILITY COMPANY, as Trustors, in favor of GREENPOINT MORTGAGE FUNDING, INC., as Beneficiary, by reason of said continuing default in the payment or performance of obligations secured by said Deed of Trust, including the breach or default, notice of which was recorded in the office of the County Recorder of DOUGLAS County, NEVADA, more than three months prior to the date hereof, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER**, for cash, or cashier's check (payable at the time of sale in lawful money of the United States of America) **AT THE 8TH STREET ENTRANCE TO THE COUNTY COURTHOUSE, 1625 EIGHTH STREET, in the City of MINDEN, County of DOUGLAS, State of NEVADA**, all right, title and interest conveyed to and now held by it under said Deed of Trust in and to the following described property situated in the aforesaid County and State, to-wit:

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

Commonly know as: 617 HIGHWAY 50
ZEPHYR COVE, NV 89448.

If a street address is shown, no warranty is given as to its completeness or correctness.

Said sale will be made, without covenant or warranty, express or implied, regarding title, possession or encumbrances, to pay the remaining principal balance of said note, to-wit: \$660,169.92, with interest from 6/1/2011, as provided in said note, together with advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. This property will be sold as-is; 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.

THE BENEFICIARY MAY ELECT, IN ITS DISCRETION, TO EXERCISE ITS RIGHTS AND REMEDIES IN ANY MANNER PERMITTED UNDER THE NEVADA COMMERCIAL CODE, AS TO ALL OR SOME OF THE PERSONAL PROPERTY, FIXTURES AND OTHER GENERAL TANGIBLES AND INTANGIBLES MORE PARTICULARLY DESCRIBED IN THE DEED OF TRUST.



**Exhibit A
LEGAL DESCRIPTION**

TS# 11011057

Parcel 1:

Beginning at the most Westerly corner of Lot 7 in Block 1 of ZEPHYR HEIGHTS SUBDIVISION, showing in addition, Block 1 as revised, being portions of Lot 2 of Section 9 and the Southwest 1/4 of Section 10, Township 13 North, Range 18 East, M.B.D.&M., filed in the office of the County Recorder of Douglas County, State of Nevada on June 5, 1947, a point of the Easterly boundary of U.S. Highway 50; thence along the lot line between Lots 7 and 8 in said Block 1, North 53 degrees 42 45" East 100 feet; thence South 38 degrees 15 East 92.96 feet; thence South 41 degrees 45 East 73 degrees 35 feet to a point on a line which line is paralleled with and 20 feet Northwesterly measured at right angles from the lot line between Lots 5 and 6 in said Block 1; thence along said line South 45 degrees 51 48" West 100.00 feet to the Easterly boundary of U.S. Highway 50, along the arc of a curve to the right having a radius of 14.60 feet, the Chord of which bears North 39 degrees 49 30" West for an arc distance of 179.92 feet, more or less, to the POINT OF BEGINNING.

Parcel 2:

A right of way for access to and egress from said land as contained in Agreement, recorded January 11, 1962 in Book 10, Page 183 as Document No. 19380 of Official Records.

Parcel 3:

An access easement over that portion of Parcel C, common area, as said parcel is shown on the certain Parcel Map, recorded July 30, 1980, Document No. 46977, more particularly described as follows:

Beginning at the most Westerly boundary corner of said Parcel Map, thence South 44 Degrees 23 Minutes 24 Seconds East 93.50 feet; thence South 54 Degrees 33 Minutes 01 Seconds East 73.47 feet to a point on the Southeasterly boundary of said Parcel Map; thence along said boundary South 45 Degrees 51 Minutes 00 Seconds West 26.28 feet; thence North 41 Degrees 45 Minutes 00 Seconds West 73.35 feet; thence North 38 Degrees 15 Minutes 00 Seconds West 2.96 feet to the POINT OF BEGINNING.

Assessors Parcel No. 1318-09-811-017