

1220-24-501-049
Recording Requested By:
First American Title Insurance Company

DOC # 802852
05/22/2012 12:48PM Deputy: PK
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-512 PG-5027 RPTT: 0.00



When Recorded Mail To:
First American Trustee Servicing Solutions, LLC
6 Campus Circle, 2nd Floor
Westlake, TX 76262

APN: 1220-24-501-049

TS No. : NV1100237338
TSG No: 6182230
FHA/VA/PMI No: 1220-24-501-049

NV

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/18/2007. 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.

On 06/21/2012 at 01:00 P.M., First American Trustee Servicing Solutions, LLC., as duly appointed Trustee under and pursuant to Deed of Trust recorded 05/23/2007 as Instrument No. 0701693, in book , page , of Official records in the Office of the County Recorder of DOUGLAS County, State of NV. Executed by:

DIANE ALVAREZ, UNMARRIED WOMAN

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized, (Payable at time of sale in lawful money of the United States)
At the Douglas County Courthouse, 1038 Buckeye Road, Minden, NV

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 described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 1220-24-501-049

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

1962 SORREL LN, GARDENERVILLE, NV 89410

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.



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The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), 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. The 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 publication of the Notice of Sale is **\$349,004.11**. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located.

THIS PROPERTY IS SOLD AS-IS, THE LENDER AND ITS ASSETS ARE UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENT UNDER NRS 113.130 BY PURCHASING THIS SALE AND SIGNING SAID RECEIPT.

Date: 05/21/2012

First American Trustee Servicing Solutions, LLC, as Trustee
3 FIRST AMERICAN WAY
SANTA ANA, CA 92707

877-276-1894

Document Signor

Olga Volpe

First American Trustee Servicing Solutions, LLC
MAY BE ACTING AS A DEBT COLLECTOR
ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED MAY BE USED
FOR THAT PURPOSE.

FOR TRUSTEE'S SALE INFORMATION

PLEASE CALL (916)939-0772

State Of: CALIFORNIA }

County Of: Orange }

On MAY 22 2012 before me, Leslie Sheffield, Notary Public, personally appeared Olga Volpe, 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)





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A PARCEL OF LAND SITUATE IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20, M.D.B. & M., AND FURTHER BEING A PORTION OF LOT 9, AS SHOWN ON THE AMENDED PLAT OF RÜHENSTROTH RANCHOS SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 11, 1976, AS DOCUMENT NO. 88873, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B, AS SET FORTH ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 29, 1977, IN BOOK 177, PAGE 1781, AS DOCUMENT NO.12399, OF OFFICIAL RECORDS.

