

DOC # 805059
07/03/2012 11:58AM Deputy: SG
OFFICIAL RECORD
Requested By:
First Centennial - Reno
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-712 PG-514 RPTT: 0.00



A. P. No. 1318-23-314-003, 002, & 020
No. 17503

When recorded mail to:
Allied Foreclosure Services
6121 Lakeside Drive, #155
Reno, NV 89511

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

NOTICE OF TRUSTEE'S SALE

WHEREAS, BRANCH BANKING AND TRUST COMPANY, a North Carolina banking corporation, is the owner and holder of that certain obligation evidenced by a Promissory Note dated March 27, 2007, and secured by that certain real property and personal property as evidenced by a Deed of Trust executed by ALFRED R. VILLALOBOS, Trustor, to FIRST AMERICAN TITLE COMPANY OF NEVADA, Trustee for COLONIAL BANK, N.A., Beneficiary, which Deed of Trust was dated December 13, 2005 and recorded December 13, 2005, in Book 1205, on Page 6213, as Document No. 663328, Official Records, Douglas County, Nevada; and

WHEREAS, the Deed of Trust was modified and an additional advance was made pursuant to a Modification of Deed of Trust dated March 27, 2007, recorded March 28, 2007, in Book 307, on Page 8726, as Document No. 0697857 of Official Records of Douglas County, State of Nevada. An Assignment of Rents for these same obligations is recorded March 28, 2007, in Book 307, on Page 8731, as Document No. 0697858 of Official Records of Douglas County, State of Nevada; and



WHEREAS, the Federal Deposit Insurance Corporation was appointed the Receiver to liquidate and distribute the assets of Colonial Bank N.A.; and

WHEREAS, Branch Banking and Trust Company is the successor in interest to the Federal Deposit Insurance Corporation as evidenced by that certain Assignment of Security Instrument and Other Loan Documents dated effective August 14, 2007 and recorded on November 3, 2007, in Book 1109 on Page 524, as Document No. 753242, Official Records, Douglas County, Nevada; and

WHEREAS, ALLIED 1031 EXCHANGE, a Nevada corporation, dba ALLIED FORECLOSURE SERVICES, was substituted as Trustee under said Deed of Trust in the place and stead of FIRST AMERICAN TITLE COMPANY OF NEVADA, by document recorded February 14, 2012, in Book 212, on Page 2476, as Document No. 797273, Official Records, Douglas County, Nevada; and

WHEREAS, default has been made by said Trustor in the payment of the debt evidenced by the Promissory Note for which said Deed of Trust is security, and the said BRANCH BANKING AND TRUST COMPANY did cause Notice of Default and Election To Sell under said Deed of Trust to be recorded on February 14, 2012, in Book 212, on Page 2478, as Document No. 797274, Official Records, Douglas County, Nevada; and

WHEREAS, BRANCH BANKING AND TRUST COMPANY has made demand upon said Trustee that said Trustee proceed to sell the land and premises described in said Deed of Trust;

NOW, THEREFORE, pursuant to said demand, and in accordance with the terms and under the authority of said Deed of Trust, said ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES, as such Trustee, does hereby give notice that on the **31st** day of **July**, 2012, at the hour of **10:00** o'clock **A.M.** on said day, at the front entrance to the Douglas County Courthouse located at 1038 Buckeye Road, in Minden, Nevada, said Trustee will sell at public auction to the highest bidder, for current lawful money of the United States of America, all that certain real property situate in the County of Douglas, State of Nevada, that is described as follows:



Units 16, 18 and 20, set forth on that map entitled Condominium Map LAKE VILLAGE PROFESSIONAL BUILDING, recorded June 1, 1979 in Book 679, of Official Records at page 83, Douglas County, Nevada.

Together with an undivided interest in the common area as set forth and defined and clarified by that certain Judgment Quieting Title, recorded August 13, 2009, in Book 809, page 3118, as Document No. 748877, Official Records of Douglas County, Nevada.

TOGETHER WITH all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water rights and ditch rights (including stock in utilities with ditch and irrigation rights); and all other rights, royalties and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

FURTHER TOGETHER WITH all equipment, fixtures, mobile homes, manufactured homes or modular homes which have not been legally acceded to the real property in accordance with Nevada law, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to or used in the operation of the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

The property address is purported to be 295 Highway 50, Suite 16, 18 & 20, Zephyr Cove, Nevada. The current outstanding principal balance is approximately \$1,218,239.99, which is owed together with interest, late charges, advances, interest on advances, foreclosure fees and costs, and other expenses or costs not herein disclosed. The opening bid amount may be more or less than the outstanding principal balance as indicated.



The undersigned disclaims any liability for the accuracy of the above-described address, APN, or principal balance. Verification of such information can be requested during normal business hours at the office of the Trustee, whose address is 6121 Lakeside Drive, #155, Reno, Nevada 89511, Telephone No. (775) 851-0881.

DATED: June 25, 2012.

ALLIED 1031 EXCHANGE, dba
ALLIED FORECLOSURE SERVICES

By: *Geneva Martinkus*

Geneva Martinkus

Its: Secretary

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

This instrument was acknowledged before me on June 25, 2012, by Geneva Martinkus Secretary of/for ALLIED 1031 EXCHANGE, dba ALLIED FORECLOSURE SERVICES.

Kathryn Fritter
Notary Public

