

DOC # 808320
08/31/2012 08:45AM Deputy: SG
OFFICIAL RECORD
Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-812 PG-7695 RPTT: 0.00

AP #1: 1320-33-402-075

RECORDING REQUESTED BY
First American Title Company

And when recorded mail to
T.D. SERVICE COMPANY
4000 W. METROPOLITAN DRIVE
SUITE 400
ORANGE, CA 92868

4006210

Space above this line for recorder's use



NOTICE OF TRUSTEE'S SALE



T.S. No: F380249 NV Unit Code: F
T.D. SERVICE COMPANY, as duly appointed Trustee under the following described Deed of Trust WILL
SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (in the forms which are lawful tender
in the United States) and/or the cashier's, certified or other checks (payable in full at the time of sale to T.D.
Service Company) all right, title and interest conveyed to and now held by it under said Deed of Trust in the
property hereinafter described:

Trustor: V-R PROPERTY MANAGEMENT

Recorded May 25, 2007 as Instr. No. 0701836 in Book --- Page --- of Official Records in the office of the
Recorder of DOUGLAS County; NEVADA, pursuant to the Notice of Default and Election to Sell thereunder
recorded February 5, 2009 as Instr. No. 737219 in Book --- Page --- of Official Records in the office of the
Recorder of DOUGLAS County NEVADA.

Said Deed of Trust describes the following property:

SEE ATTACHED EXHIBIT
PERSONAL PROPERTY

TOGETHER WITH ALL EXISTING OR SUBSEQUENTLY ERECTED OR AFFIXED BUILDINGS,
IMPROVEMENTS AND FIXTURES; ALL EASEMENTS, RIGHTS OF WAY, AND APPURTENANCES;
ALL WATER, WATER RIGHTS AND DITCH RIGHTS (INCLUDING STOCK IN UTILITIES WITH
DITCH ORIRRIGATION RIGHTS); AND ALL OTHER RIGHTS, ROYALTIES, AND PROFITS
RELATING TO THERREAL PROPERTY, INCLUDING WITHOUT LIMITATION ALL MINERALS, OIL,
GAS, GEOTHERMAL AND SIMILAR MATTER

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MARCH 7, 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.

1395 N HIGHWAY 395, GARDNERVILLE, NV 89410

"(If a street address or common designation of property is shown above, no warranty is given as to its
completeness or correctness)."

Said Sale will be made, but without covenant or warranty, express or implied, regarding title possession, or
encumbrances, to pay the remaining principal sum of the notes(s) secured by said Deed of Trust, with interest as
in said note provided, advances, if any, under the terms of said Deed of Trust, fee, charges and expenses of the
Trustee and of the trusts created by said Deed of Trust. As of the date hereof the following amount is
REASONABLY ESTIMATED to the amount of the unpaid advances: **\$572,589.64.**

THIS AMOUNT IS ONLY AN ESTIMATE AND NO REPRESENTATION OR WARRANTY IS MADE,



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T.S. No: F380249 NV Unit Code: F

EXPRESS OR IMPLIED, AS TO THE ACCURACY THEREOF.

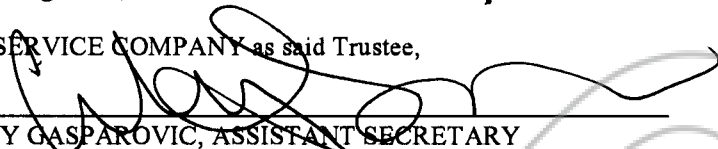
Said sale will be held on:

**SEPTEMBER 26, 2012, AT 10:30 A.M. AT THE DOUGLAS COUNTY COURTHOUSE 1038
BUCKEYE ROAD MINDEN, NV 89423**

It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

Date: August 28, 2012

T.D. SERVICE COMPANY as said Trustee,

BY 
CINDY GASPAROVIC, ASSISTANT SECRETARY
T.D. SERVICE COMPANY
4000 W. Metropolitan Drive, Suite 400
Orange, CA 92868-0000
(714) 543-8372

The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose.

This property is sold AS-IS, lender is unable to validate the condition, defects or disclosure issues of said property and buyer waives the disclosure requirements under NRS113.130 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.

If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number on the day before the sale: (714) 480-5690 or (800) 843-0260 ext 5690 or you may access sales information at <http://www.tacforeclosures.com/sales>.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

On 08/28/12 before me, W. SOLANO, a Notary Public, personally appeared CINDY GASPAROVIC, 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)

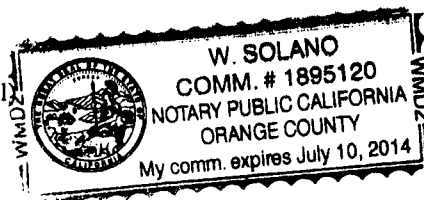




EXHIBIT "A"

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

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF GARDNERVILLE, COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33 IN TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M., WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS NORTH 36°17'30" EAST, 35.41 FEET FROM THE TOWN MONUMENT, KNOWN AS THE DETTLING MONUMENT, MARKING THE CENTER LINE OF THE INTERSECTION OF THE SOUTHERN EXTREMITY OF MAIN STREET, GARDNERVILLE, WITH THE FORMER COUNTY ROAD NOW THE STATE HIGHWAY, LEADING TOWARDS WELLINGTON, NEVADA, SAID MONUMENT BEARS 77°22' EAST, 12.63 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M.; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHEASTERN LINE OF MAIN STREET, NORTH 44°54' WEST, A DISTANCE OF 29.98 FEET TO A POINT ON THE SOUTHEASTERN LINE OF THE PARCEL CONVEYED TO TAKEO NISHIKIDA AND MISSO NISHIKIDA IN DEED RECORDED NOVEMBER 27, 1959 AS DOCUMENT NO. 15305, DOUGLAS COUNTY, NEVADA, RECORDS; THENCE ALONG SAID SOUTHEASTERN LINE NORTH 44°50' EAST A DISTANCE OF 111.62 FEET TO THE MOST EASTERN CORNER OF SAID NISHIKIDA PARCEL; THENCE NORTH 89°46' EAST A DISTANCE OF 87.65 FEET TO A POINT ON THE SOUTHWESTERN LINE OF MISSION STREET; THENCE ALONG SAID SOUTHWESTERN LINE SOUTH 41°44' EAST A DISTANCE OF 95.32 FEET TO THE NORTH CORNER OF THE PARCEL DESCRIBED IN THE DEED TO THE UNINCORPORATED TOWN OF GARDNERVILLE, RECORDED DECEMBER 11, 1950 IN BOOK Z OF DEEDS AT PAGE 353, DOUGLAS COUNTY, NEVADA, RECORDS; THENCE SOUTH 0°14' EAST A DISTANCE OF 8.77 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20 FEET AND TANGENT TO THE LAST MENTIONED COURSE THROUGH A CENTRAL ANGLE OF 90° FOR AN ARC DISTANCE OF 31.42 FEET TO A POINT ON THE NORTH LINE OF THE FORMER COUNTY ROAD NOW STATE HIGHWAY, LEADING TOWARDS WELLINGTON, NEVADA; THENCE ALONG SAID NORTH LINE SOUTH 89°46' WEST, A DISTANCE OF 188.76 FEET TO THE POINT OF BEGINNING.

1320-33-402-075