

DOC # 810122
10/02/2012 10:16AM Deputy: AR
OFFICIAL RECORD

Requested By:
First American National De
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1012 PG-547 RPTT: 0.00



1220-04-516-016
Recording Requested By:
First American Title Insurance Company

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

APN: 1220-04-516-016

TS No. : NV1100235835
TSG No: 5965655
FHA/VA/PMI No: 1220-04-516-016

NV

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/14/2008. 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 10/24/2012 at 01:00 P.M. First American Trustee Servicing Solutions, LLC., as duly appointed Trustee under and pursuant to Deed of Trust recorded 05/22/2008 as Instrument No. 723782, in book 508, page 5804, of Official records in the Office of the County Recorder of DOUGLAS County, State of NV. Executed by:

KARYN J OWENS, A SINGLE 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# 1220-04-516-016

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

1349 ELDORADO AVENUE UNIT C (UNIT 24), GARDNERVILLE, NV 89410

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



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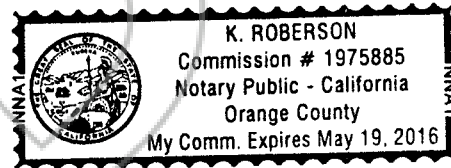
The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal 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 **\$107,853.41**. 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: OCT 01 2012

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

877-276-1894



Wendy Randall

Wendy Randall, Authorized Signor

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 OCT 01 2012, _____ before me, **K ROBERSON**, Notary Public, personally appeared **WENDY RANDALL**, 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)

Handwritten signature of K. Roberson



EXHIBIT "A"

TS No: NV1100235835
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UNIT 24 OF EL DORADO VILLAGE UNIT #1, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON DECEMBER 14, 1973, AS DOCUMENT NO. 70678.

TOGETHER WITH A 1/46 INTEREST IN AND TO LOTS A, B, & C DESIGNATED AS COMMON AREAS ON SAID SUBDIVISION.

