

DOC # 812934
11/15/2012 03:10PM Deputy: SD
OFFICIAL RECORD
Requested By:
Servicelink Irvine
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1112 PG-4343 RPTT: 0.00

Recording requested by:
**SERVICELINK, A DIVISION OF CHICAGO
TITLE INSURANCE COMPANY**

When Recorded Mail To:
**BARRETT DAFFIN FRAPPIER
TREDER & WEISS, LLP
15000 Surveyor Boulevard, Suite 500
Addison, Texas 75001-9013**

APN #: 1420-07-611-024
Property Address:
**987 RIDGEVIEW DRIVE
CARSON CITY, NEVADA 89705**



NOTS20120159900340



Space above this line for Recorder's use only

Trustee Sale No.:20120159900340

Title Order No.:1111004

FHA/VA/PMI No.:722756209

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/03/2007. 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.

BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 08/08/2007 as Instrument No. 0707230 of official records in the office of the County Recorder of DOUGLAS County, State of NEVADA.

EXECUTED BY: HELENA HAHN,

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, (payable at time of sale in lawful money of the United States, by cashier's check drawn by a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank.

DATE OF SALE: 12/12/2012 TIME OF SALE: 1:00 PM

PLACE OF SALE: AT THE DOUGLAS COUNTY COURTHOUSE, 1038 BUCKEYE ROAD, MINDEN, NV 89423.

STREET ADDRESS and other common designation, if any, of the real property described above is purported to be:

987 RIDGEVIEW DRIVE, CARSON CITY, NEVADA 89705

LOT 1, IN BLOCK G, OF SUNRIDGE HEIGHTS PHASE 2 A PLANNED UNIT DEVELOPMENT TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 30, 1993, IN BOOK 993, PAGE 6482, AS DOCUMENT NO. 319089



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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. The property heretofore described is being sold "as is", the lender is unable to validate the condition, defects or disclosure issues of said property and buyer waves the disclosure requirements under NRS 113.130 by purchasing at the sale and signing said receipt. 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 note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, 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 **\$273,450.48**. Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Breach and Demand for Sale, and a written Notice of Breach and Election to Sell. The undersigned caused said Notice of Breach and Election to Sell to be recorded in the county where the real property is located.

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.

FOR TRUSTEE SALE INFORMATION PLEASE CALL:

PRIORITY POSTING & PUBLISHING, INC.
17501 IRVINE BLVD., SUITE ONE
TUSTIN, CA 92780
714-573-1965
www.priorityposting.com

BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP as Trustee

Dated: 11/06/2012

BY: Ric Juarez



Trustee Sale No.:20120159900340

Title Order No.:1111004

FHA/VA/PMI No.:722756209

State of TEXAS

County of DALLAS

On 11/14/2012 before me, F. Alva, Notary Public, personally appeared Ric Juarez, 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.

WITNESS my hand and official seal.

F. Alva
Notary Public in and for said County and State

