

DOC # 813885
12/04/2012 11:31AM Deputy: AR
OFFICIAL RECORD
Requested By:
First American Title Paseo
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-1212 PG-503 RPTT: 0.00



APN: 1022-16-002-104

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
First American Title Company
2490 Paseo Verde Parkway, Ste.100
Henderson, NV 89074

Trustee Sale No. 2425703-IRK

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/04/2012. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On January 2, 2013 at 1:00 P.M. **FIRST AMERICAN TITLE INSURANCE COMPANY**, a California Corporation as the duly appointed Trustee under and pursuant to a Deed of Trust recorded on **05/09/2012**, as **Document No. 0802108** of official records in the Office of the Recorder of Douglas County, State of Nevada executed by: **EVAN LADELL ALLRED AND VICKIE LYNETTE ALLRED**, as Trustor, and **DONNA SCHLUTSMEYER**, as original Beneficiary, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a cashier's check drawn by state or federal credit union or a cashier's check drawn by state or federal savings and loan association, savings association, or savings bank) all right, title, and interest conveyed to and now held by the Trustee in the hereinafter described property under and pursuant to the Deed of Trust. The 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 the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.



Trustee Sale No. 2425703-IRK

Place of Sale; **At the Douglas County Courthouse, 1038 Buckeye Road, Minden, Nevada 89423.**

Legal Description: **SEE EXHIBIT "A" ATTACHED HERETO FOR COMPLETE LEGAL DESCRIPTION.**

The street address is **3701 Highway 208, Wellington, Nevada 89444.** Other common designation, if any, of the real property described above is purported to be: **APN: 1022-16-002-104.**

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, express or implied, regarding title, possession, encumbrances, condition, suitability for a particular purpose or the location or existence of any personal property, to satisfy 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 the Deed of Trust, estimated fee, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to wit:

Amount of unpaid balance and other charges: **\$462,808.95 (Estimated).**

Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary may elect to bid less than their full credit bid.

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 and more than three months have elapsed since such recordation.

THIS PROPERTY IS SOLD AS-IS, LENDER/BENEFICIARY IS UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENTS UNDER NRS 113.130 BY PURCHASING AT THIS SALE AND SIGNING RECEIPT.



Trustee Sale No. 2425703-IRK

DATED: December 3, 2012

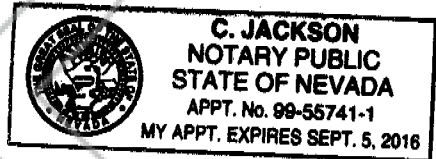
FIRST AMERICAN TITLE INSURANCE COMPANY
FORECLOSURE DEPARTMENT
2490 PASEO VERDE PARKWAY, STE. 100
HENDERSON, NV 89074
(702) 731-4131

Russell M. Dalton, Vice President

STATE OF NEVADA)

: SS

COUNTY OF CLARK)



C. Jackson

This instrument was acknowledged before me
on 12/4/2012
by: Russell M. Dalton, Vice President of First American
Title Insurance Company

*#9955741-1
Sept. 5, 2016*

Notary Public



Trustee Sale No. 2425703-IRK

Exhibit "A"
Legal Description

A PARCEL OF LAND LYING IN A PORTION OF THE S1/2 SE1/4 SECTION 16, T. 10N., R. 22E., M.D.B.&M., DOUGLAS COUNTY, NEVADA; FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID SECTION 16, THENCE ALONG THE SOUTH LINE OF SAID SECTION 16, S.89°58'E., 2635.53 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 16, THENCE ALONG SAID SECTION LINE N.89°45'E., 189.60 FEET TO THE S.W. CORNER OF THIS 30.00 ACRE PARCEL AND TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID SECTION LINE.

N.89°45'E., 1451.80 FEET TO THE S.E. CORNER, THENCE LEAVING THE SECTION LINE NORTH 1155.20 FEET TO THE SOUTHERLY R/W LINE OF STATE HIGHWAY 3, THENCE ALONG SAID R/W LINE S.66°55'W., 234.55 FEET TO THE HIGHWAY ENGINEER'S STATION 'H' 103+62.97 P.T., THENCE ON A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°32'32" WITH A RADIUS OF 5075.00 FEET, FOR A LENGTH OF 1288.08 FEET, THENCE LEAVING SAID R/W SOUTH 719.52 FEET TO THE SOUTH LINE OF SECTION 16, AND TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 17, 2009 IN BOOK 909, PAGE 3516 AS INSTRUMENT NO. 750811 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.