

**PACIFIC COAST TITLE**  
RECORDING REQUESTED BY  
**Meridian Foreclosure Service**

AND WHEN RECORDED MAIL TO

**Meridian Foreclosure Service**  
8485 W. Sunset Rd, Suite 205  
Las Vegas, NV 89113

DOC # 814530  
12/13/2012 03:25PM Deputy: AR  
**OFFICIAL RECORD**  
Requested By:  
**Pacific Coast Title**  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-1212 PG-3760 RPTT: 0.00



Space above this line for recorder's use

APN#: 1420-08-314-034

Title Order No. 95502741 Trustee Sale No. 23520NV

### **NOTICE OF TRUSTEE'S SALE**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01-20-2006. 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 **01-09-2013** at **2:00 PM**, MERIDIAN FORECLOSURE SERVICE f/k/a MTDS, INC., A CALIFORNIA CORPORATION DBA MERIDIAN TRUST DEED SERVICE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded **01-27-2006**, Book **0106**, Page **9223**, Instrument 0666666 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: SHELLEY L. SANDERS, AN UNMARRIED WOMAN as Trustor, Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2006-AR9, Mortgage Pass-Through Certificates, Series 2006-AR9 under the Pooling and Servicing Agreement dated April 1, 2006 as 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 a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: AT THE MAIN ENTRANCE TO THE NEW COUNTY COURTHOUSE, JUDICIAL BUILDING AT 1625 8TH STREET, 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, Nevada describing the land therein:

**LOT 85, IN BLOCK D, AS SET FORTH ON THAT CERTAIN FINAL MAP LDA #99-054-4 SUNRIDGE HEIGHTS III, PHASE 4, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON MAY 29, 2002, IN BOOK 0502, PAGE 8960, AS DOCUMENT NO. 543297.**

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be:  
3489 LONG DRIVE, MINDEN, NV 89423

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 the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$295,900.00 (Estimated)



**Title Order No. 95502741 Trustee Sale No. 23520NV**

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 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.

The Undersigned Hereby Affirms That There Is No Social Security Number Contained In This Document.

Sales Line: (714) 573-1965 or (702) 586-4500 or PRIORITYPOSTING.COM

Date: 12-11-2012

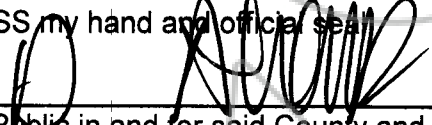
MERIDIAN FORECLOSURE SERVICE f/k/a MTDS, INC., A CALIFORNIA CORPORATION DBA MERIDIAN TRUST DEED SERVICE

  
STEPHANIE GARCIA, FORECLOSURE OFFICER

MERIDIAN FORECLOSURE SERVICE IS ASSISTING THE BENEFICIARY TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

State of Nevada  
County of Clark

On 12/11/12 before me, D. Adams Notary Public, personally appeared STEPHANIE GARCIA, personally known to me (or 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  
  
Notary Public in and for said County and State

