

DOC # 814531
12/13/2012 03:28PM Deputy: AR
OFFICIAL RECORD
Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1212 PG-3762 RPTT: 0.00



Recording Requested By:
LSI Title Company

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

APN: 1321-32-002-004

TS No.: NV1100233201
TSG No: 110353853-NV-MSO
FHA/VA/PMI No: 1321-32-002-004

NV

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/10/2005. 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 01/09/2013 at 01:00 P.M., First American Trustee Servicing Solutions, LLC., as duly appointed Trustee under and pursuant to Deed of Trust recorded 05/24/2005 as Instrument No. 0645126, in book 0505, page 10566, of Official records in the Office of the County Recorder of DOUGLAS County, State of NV. Executed by:

JULIA E KING, UNMARRIED

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# 1321-32-002-004

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

2221 CALLE HERMOSA, 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 **\$401,142.02**. 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: 12-11-12

First American Trustee Servicing Solutions, LLC, as Trustee
6 Campus Circle, 2nd Floor
Westlake, TX 76262
877-276-1894

DeAnn Gregory
DeAnn Gregory, Senior Manager

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 TEXAS }
County of TARRANT }§

On 12-11-12 ~~DeAnn Gregory~~ K. White Notary Public, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be 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.

Signature: K. White (Seal)
Notary Public In and for said County and State

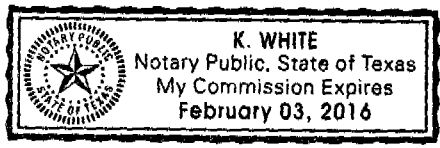




EXHIBIT A

TS No: NV1100233201
TSG No: 110353853-NV-MSO

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT CERTAIN LOT, PARCEL OR PORTION OF LAND, SITUATE, LYING AND BEING WITHIN SECTION 32, TOWNSHIP 13 NORTH, RANGE 21 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCELS 1-A AND 1-B AS SHOWN ON THAT PARCEL MAP #2 FOR ANTHONY S. WATKINS FILED FOR RECORD OCTOBER 19, 1984, IN BOOK 1084 OF OFFICIAL RECORDS AT PAGE 2293, AS DOCUMENT NO. 108994.

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 1-A, FROM WHICH POINT THE WEST 1/4 CORNER OF AFORESAID SECTION 32 BEARS SOUTH 89 degrees 27' 45" WEST A DISTANCE OF 331.91 FEET, WHICH POINT OF COMMENCEMENT IS ALSO THE TRUE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID PARCEL 1-A SOUTH 00 degrees 58' 02" EAST, 640.67 FEET; THENCE LEAVING SAID WEST LINE SOUTH 84 degrees 39' 5 7" EAST, 331.76 FEET TO A POINT ON THE EAST LINE OF AFORESAID PARCEL 1-B; THENCE ALONG THE EAST LINES OF PARCEL 1-B AND PARCEL 1-A NORTH 00 degrees 47' 04" WEST 674.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1-A; THENCE ALONG THE NORTH LINE OF SAID PARCEL SOUTH 89 degrees 27' 45" WEST, 382.91 FEET TO THE TRUE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY FOR ANTHONY S. WATKINS, RECORDED JUNE 20, 1990, BOOK 690, PAGE 2657. DOCUMENT NO. 228469.

PARCEL 2:

ALL THAT PORTION OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 21 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 32 THENCE NORTH 89 degrees 27'45" EAST 331.91 FEET TO THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING; FROM THE TRUP POINT OF BEGINNING NORTH 0 degrees 58' 02" WEST 60.70 FEET; THENCE SOUTH 80 degrees 10' 40" EAST 337.55 FEET; THENCE SOUTH 90 degrees 27' 45" WEST 331.91 FEET TO THE TRUE POINT OF BEGINNING; AS DVIDENCED BY DEED TO ADJUST BOUNDARIES BETWEEN CONTIGUOUS LAND OWNERS RECORDED JUNE 27, 1984, IN BOOK 684, PAGE 2734, DOCUMENT NO. 102745, OF OFFICIAL RECORDS.

REFERENCE IS MADE TO PARCEL 1 OF RECORD OF SURVEY RECORDED MAY 9, 1984, IN BOOK 584, PAGE 755, DOCUMENT NO. 100579, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING WITHIN THE RIGHT OF WAY OF CALLE HERMOSA