

Recording Requested By:
LSI Title Company

DOC # 815441
12/31/2012 01:02PM Deputy: PK
OFFICIAL RECORD
Requested By:
LSI Title Agency Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1212 PG-8452 RPTT: 0.00



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

APN: 1220-22-210-162

TS No.: NV1000220548
TSG Number: 100706150-NV-MSO
FHA/VA/PMI No: 1220-22-210-162

NEVADA

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/23/2009. 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 01/16/2013 at 01:00 P.M., First American Trustee Servicing Solutions, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 03/27/2009, as Instrument No. 740377, in book 309, page 6767, of Official Records in the office of the County Recorder of DOUGLAS County, State of Nevada. Executed by:

MATT BRIAN CASTRO, A SINGLE MAN

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 89423

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# 1220-22-210-162

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

659 BOWLES LANE, GARDNERVILLE, NV 89460

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 **\$181,948.00**. 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: 12/27/2012

First American Trustee Servicing Solutions, LLC, as Trustee
6 Campus Circle, 2nd Floor
Westlake, TX 76262
(817) 699-1487

Lisa A. McSwain

Lisa A. McSwain, Supervisor

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 714-573-1965

State of TEXAS }

County of TARRANT }§

On DEC 27 2012 before me William Brown 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: *William Brown* (Seal)
Notary Public In and for said County and State

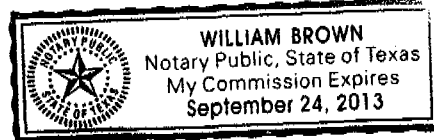




EXHIBIT A

TS No: **NV1000220548**

TSG Number: **100706150-NV-MSO**

**LOT 580 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED IN THE
OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MAY 29,
1973 AS DOCUMENT NO. 66512.**

