

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 # **821374**
04/09/2013 01:37PM Deputy: SG
OFFICIAL RECORD
Requested By:
Pacific Coast Title
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-413 PG-2320 RPTT: 0.00



Space above this line for recorder's use

APN#: 1318-10-313-022

Title Order No. 95500626 Trustee Sale No. 21413NV

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12-15-2005. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On **05-08-2013** at **1:00 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 **12-20-2005**, Book , Page , Instrument 0663845 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: DAVID L. MCCUNE, AN UNMARRIED MAN as Trustor, Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2006-D, by OneWest Bank, FSB, as Servicer with delegated authority under the transaction documents 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 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, Nevada describing the land therein:

LOT 71, AS SHOWN ON THE MAP OF ZEPHYR KNOLLS UNIT NO. 3, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JULY 10, 1957 AS DOCUMENT NO. 12430.

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:
731 BEVERLY CIRCLE , ZEPHYR COVE, NV 89448

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: **\$848,643.93 (Estimated)**



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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: 04-07-2013

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

Stephanie Garcia
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 4/7/13 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.
D. Adams
Notary Public in and for said County and State

