

DOC # 831299
09/26/2013 02:42PM Deputy: SG

OFFICIAL RECORD

Requested By:

First American Title Paseo

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 4 Fee: \$17.00

BK-913 PG-6516 RPTT: 0.00

APN: 1320-04-001-081



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

First American Title Company
2490 Paseo Verde Parkway, Ste.100
Henderson, NV 89074

Trustee Sale No. 2443912-IRK

NOTICE OF TRUSTEE'S SALE (UNIFIED)

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/07/2005. 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 **October 30, 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 **06/22/2005** as **Document No. 0647527** of official records in the Office of the Recorder of Douglas County, State of Nevada executed by: **RUBICON INDUSTRIES, LLC**, as Trustor to secure certain obligations in favor of **IRWIN UNION BANK AND TRUST COMPANY** as original Beneficiary. Said Deed of Trust was assigned pursuant to an Assignment of Deed of Trust with Assignment of Rents dated **07/15/2010**, and recorded on **07/28/2010** as **Document No. 0767703** in the Official Records of Douglas County, State of Nevada in favor of **FIRST FINANCIAL BANK, N.A., a national banking association** as current Beneficiary. Aforementioned Trustee **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.



Place of Sale; **At the North side public entrance to the Douglas County Courthouse, 1038 Buckeye RD, Minden, NV 89423.**

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

The street address is **2566 Business Parkway, Unit A, Minden, NV 89423.** Other common designation, if any, of the real property described above is purported to be: **APN: 1320-04-001-081.**

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: **\$432,505.98 (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.

Furthermore, the Beneficiary will conduct a unified foreclosure sale pursuant to the provisions of the Nevada Uniform Commercial Code (NRS Chapter 104) and to include in the non-judicial foreclosure of the estate described in this Notice of Trustee's Sale any and all personal property and fixtures described in the Deed of Trust and in any other instruments given, or caused to be given by Trustor, in favor of Beneficiary. Beneficiary reserves the right to revoke its election as to some or all of the personal property and/or fixtures, or to add additional personal property and/or fixtures to the elections herein expressed, at Beneficiary's sole election from time to time and to any time until the consummation of the Trustee's Sale to be conducted pursuant to the Deed of Trust.



Trustee Sale No. 2443912-IRK

Exhibit "A"
Legal Description

LOT 2 IN BLOCK C, OFFICIAL RECORDS, AS SHOWN ON THE OFFICIAL MAP OF CARSON VALLEY BUSINESS PARK PHASE 1, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON SEPTEMBER 21, 1993, IN BOOK 993, AT PAGE 3579, AS FILE NO. 318019, OFFICIAL RECORDS FURTHER DESCRIBED AS FOLLOWS:

PARCEL 2A AS SHOWN ON RECORD OF SURVEY FOR CARSON VALLEY BUSINESS PARK (A COMMERCIAL SUBDIVISION) FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MAY 20, 2005, IN BOOK 0505, PAGE 9310, AS DOCUMENT NO. 644905.