

WFG National-Default Services

**S.B.S. Trust Deed Network
31194 La Baya Drive, Suite 106
Westlake Village, California 91362**

(818) 991-4600

APN: 1219-15-002-032

T.S. NO.: 2013-1716

13-0653 7-DF

DOC # 833667
11/12/2013 09:16AM Deputy: SG
OFFICIAL RECORD
Requested By:
SPL inc - LA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1113 PG-2218 RPTT: 0.00



NOTICE OF UNIFIED TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/12/2010 AND SECURITY AGREEMENT DATED 8/12/2010. 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 12/11/2013, 1:00 PM , S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION, as duly appointed Trustee under and pursuant to Deed of Trust recorded on 8/13/2010, as Document No. 768661, Book 810, Page 3176, of Official Records in the Office of the Recorder of Douglas, Nevada, executed by **DAVID M. SEMAS AND SUSAN O. SEMAS, HUSBAND AND WIFE AS JOINT TENANTS** , as Trustor, **ROBERT S. HARDY, TRUSTEE OF THE HARDY COMMUNITY PROPERTY TRUST U/A DATED 02/01/99**, 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 check drawn by a state or federal credit union, or a 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: **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:

Parcel 2 of the Parcel Map for MARGARET J. BIGGS AND WILFRED L. JONES, recorded the 19th day of September, 1985 in Book 985, Page 2262, Document No. 124005, Official Records of Douglas County Recorder, Nevada.

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:

319 JONES LANE, GARDNERVILLE, NV 89460



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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 warrant, 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 trust created by said Deed of Trust, to-wit: **\$2,405,718.55 estimated**. Accrued interest and additional advances, if any, will increase the figure prior to sale.

Beneficiary hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code section 9501(4)(a)(ii), et seq., and to include in the non judicial foreclosure of the real property interest described in the Security Agreement dated 8/12/2010, between the original trustor and the original beneficiary, as it may have been amended from time to time, and pursuant to any other instruments between the trustor and beneficiary referencing a security interest in personal property. Beneficiary reserves its right to evoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, as Beneficiary's sole election, from time to time and at any time until the consummation of the Trustee's Sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. See the Deed of Trust, if applicable. The personal property which was given as security for trustor's obligation is described

THE REAL PROPERTY IS COMMONLY KNOWN AS 319 JONES LANE, GARDNERVILLE, NV 89460 AND MORE PARTICULARLY DESCRIBED AS: PARCEL 2 OF THE PARCEL MAP FOR MARGARET J. BIGGS AND WILFRED L. JONES, RECORDED THE 19TH DAY OF SEPTEMBER 1985 IN BOOK 985, PAGE 2262, DOCUMENT NO. 124005, OFFICIAL RECORDS OF DOUGLAS COUNTY RECORDER, NEVADA, ASSESSOR'S PARCEL NUMBER 1219-15-002-032, AND ALL WATER RIGHTS APPURTENANT TO REAL PROPERTY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: WELL #1: 8" AG WELL, LOCATION: N38* 54.010, W119* 50.132. INVENSYS FLOW METER MODEL #62254792, 10HP, 230V, 3-PHASE 60GPM JACUZZI PUMP SAFTRONICS GP 10 VFD CONTROLLER PUMP IS SET 315' ON 3" GALVANIZED PIPE. WELL #2: 8" AG/DOMESTIC WELL, LOCATION: N38* 53.847, W119* 50.064, WELL CONTAINS 2 PUMPS. BOTH PUMPS HAVE A SAFTRONICS VFD CONTROLLER. PUMP #1/AG PUMP: 7.5HP, 230V, 3-PHASE, 70GPM GOULDS MODEL #70GS75. PUMP IS SET 262' ON 2" GALVANIZED PIPE. PUMP #1/AG PUMP: 7.5 HP, 230V, 3-PHASE, 70GPM GOULDS MODEL #70GS75, PUMP IS SET 262' ON 2" GALVANIZED PIPE. PUMP #2/DOMESTIC PUMP: 3HP. 3-PHASE, 230V, 33 GPM GOULDS PUMP, PUMP IS SET 218' ON 1 1/4" GALVANIZED PIPE, IN ADDITION, THOSE CERTAIN WATER RIGHTS AS SET FORTH IN APPLICATION FOR PERMISSION TO CHANGE POINT OF DIVERSION, MANNER OF USE AND PLACE OF USE OF THE PUBLIC WATER OF THE STATE OF NEVADA, FILED MAY 17, 2001 IN THE STATE ENGINEERS OFFICE AS PERMIT NUMBERS 67588 AND 67589. IN ADDITION, ALL FURNITURE FIXTURE, EQUIPPED AND APPURTENANCES TO THE REAL PROPERTY. Douglas County.

No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property, which shall be sold "as is" "where is".



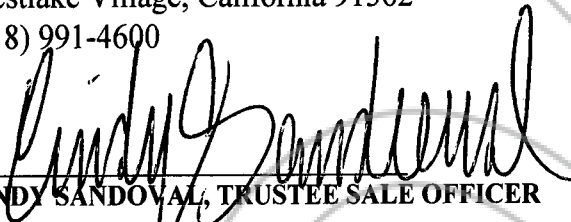
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The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County here the real property is located and more than three months have elapsed since such recordation.

**FOR SALES INFORMATION, PLEASE CALL (714)573-1965 or LOG ONTO
WWW.PRIORITYPOSTING.COM**

Date: 11/6/2013

**S.B.S. TRUST DEED NETWORK,
A CALIFORNIA CORPORATION
31194 La Baya Drive, Suite 106
Westlake Village, California 91362
(818) 991-4600**

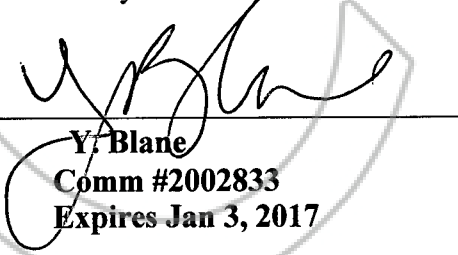

CINDY SANDOVAL, TRUSTEE SALE OFFICER

STATE OF California
COUNTY OF Los Angeles

On 11/6/2013 before me, **Y. Blane**, Personally appeared, **Cindy Sandoval** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


**Y. Blane
Comm #2002833
Expires Jan 3, 2017**