

DOC # 846420  
07/16/2014 11:35AM Deputy: GB  
OFFICIAL RECORD

Requested By:  
First American National De  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-714 PG-3536 RPTT: 0.00

AP #1: 1320-30-211-053

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

And when recorded mail to  
T.D. SERVICE COMPANY  
4000 W. METROPOLITAN DRIVE  
SUITE 400  
ORANGE , CA 92868



8035633

Space above this line for recorder's use

T.S. No: A540926 NV Unit Code: A Investor No: 0203497704  
Min No: 100039032214420883

### NOTICE OF TRUSTEE'S SALE



CLEAR RECON CORP, as duly appointed Trustee under the following described Deed of Trust WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (in the forms which are lawful tender in the United States) and/or the cashier's, certified or other checks (payable in full at the time of sale to T.D. Service Company) all right, title and interest conveyed to and now held by it under said Deed of Trust in the property hereinafter described:

Trustor: ANNE M. HUST

Recorded October 14, 2009 as Instr. No. 752209 in Book 1009 Page 2781 of Official Records in the office of the Recorder of DOUGLAS County; NEVADA, pursuant to the Notice of Default and Election to Sell thereunder recorded September 27, 2013 as Instr. No. 831395 in Book --- Page --- of Official Records in the office of the Recorder of DOUGLAS County NEVADA.

Said Deed of Trust describes the following property:

LOT 12, IN BLOCK I, AS SHOWN ON THE OFFICIAL MAP OF WESTWOOD VILLAGE UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 5, 1979, IN BOOK 1079, PAGE 440, AS DOCUMENT NO. 37417 AND CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, IN BOOK 780, PAGE 783, AND FURTHER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JANUARY 31, 1991 IN BOOK 991, PAGE 3820, DOCUMENT NO. 243938, OFFICIAL RECORDS.

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED OCTOBER 12, 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.

1748 OAKWOOD DR, MINDEN, NV 89423-4732

"(If a street address or common designation of property is shown above, no warranty is given as to its completeness or correctness)."

Said Sale will be made, but without covenant or warranty, express or implied, regarding title possession, or encumbrances, to pay the remaining principal sum of the notes(s) secured by said Deed of Trust, with interest as in said note provided, advances, if any, under the terms of said Deed of Trust, fee, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. As of the date hereof the following amount is REASONABLY ESTIMATED to the amount of the unpaid advances: **\$279,528.92**.

THIS AMOUNT IS ONLY AN ESTIMATE AND NO REPRESENTATION OR WARRANTY IS MADE,



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EXPRESS OR IMPLIED, AS TO THE ACCURACY THEREOF.


Said sale will be held on:

**AUGUST 13, 2014, AT 1:00 P.M. AT THE DOUGLAS COUNTY COURTHOUSE 1625 8TH STREET, MINDEN, NV**

It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

Date: July 14, 2014

CLEAR RECON CORP as said Trustee, by T.D. Service Company as Agent,

BY   
MARLENE CLEGHORN, ASSISTANT SECRETARY  
T.D. SERVICE COMPANY  
4000 W. Metropolitan Drive, Suite 400, Orange, CA 92868-0000  
(714) 543-8372

The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose.

This property is sold AS-IS, lender is unable to validate the condition, defects or disclosure issues of said property and buyer waives the disclosure requirements under NRS113.130 by purchasing at this sale and signing said receipt.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number on the day before the sale: (888) 988-6736 or you may access sales information at [salestrack.tdsf.com](http://salestrack.tdsf.com).

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )SS

On 07/14/14 before me, JAMIE VAN KEIRSBELK, a Notary Public, personally appeared MARLENE CLEGHORN, who 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.

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.

Signature  (Seal)

