

APN 1420-07-617-043

DOUGLAS COUNTY, NV

2014-854221

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TITLE SERVICE AND ESCROW - YERINGTON

KAREN ELLISON, RECORDER

When recorded Mail to:

TITLE SERVICE AND ESCROW CO.
P.O. BOX 833
YERINGTON, NV 89447

SPACE ABOVE FOR RECORDER'S USE ONLY

NOTICE OF TRUSTEE'S SALE

Order No. TSL-37222-F-SL
Title No.: 01402482-006-TSG

WHEREAS, UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE (is are) the owner(s) and holder(s) of that certain obligation dated June 21, 1993, and secured by that certain Deed of Trust dated June 21, 1993, and executed by NORMA M RUBY, an unmarried woman as Trustor to COMMONWEALTH LAND TITLE INSURANCE COMPANY, Los Angeles CA as Trustee, for UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE Beneficiary, which said Deed of Trust was recorded in the Official Records of Douglas County, Nevada, on June 21, 1993, as Document No. 310370 Book 0693 Page 4564-4568 and re-recorded on July 15, 2014 as No. 846374 Book 714 pg 3316; and

WHEREAS, default has been made in the payment of the debt evidenced by the Promissory Note for which said Deed of Trust was given as security and the said Beneficiary did cause a Notice of Default and Election to Sell to be recorded in the Official Records of Douglas County, Nevada, on August 15, 2014, as Document No. 847982; and

WHEREAS, the Beneficiary has made demand upon the Trustee that the Trustee proceed to sell the land and premises described herein.

NOW THEREFORE, pursuant to said demand and in accordance with the terms and under the authority of said Deed of Trust, the Trustee, TITLE SERVICE AND ESCROW COMPANY, a Nevada corporation, does hereby give notice that on January 14, 2015, at the hour of 1:00 P.M. at the Front Entrance of the Douglas County Court

House, 1625 8th Street, Minden, Nevada 89423, said Trustee will sell, at public auction, to the highest bidder for cash, or Cashier's Check issued by any Bank licensed to do business in the State of Nevada, lawful money of the United States of America, in the case of cash, if cash is in excess of \$10,000.00, then it must be accompanied by IRS form 8300 (Rev. March 2008), all of Trustee's interest as granted by the above Deed of Trust in and to all that certain property in the State of Nevada, County of Douglas, described as follows:

Lot 5, of HIGHLAND ESTATES UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada on July 26, 1977, in Book 478 of Maps, Page 850, as File No. 55769.

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Property Address: 3519 Vista Grande Blvd. Carson City NV 89705

Approximate Opening Bid: \$88,000.00, which represents the amount required by beneficiary to partially satisfy the Note or Notes, All foreclosure costs and fees, advances and attorney fees and is sufficient to allow the trustee to convey title to purchaser at sale free of the Deed of Trust and is subject to change at the time of sale.

WITHOUT WARRANTY OR GUARANTEE OF TITLE.

Together with the improvements thereon, if any, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

FOR ADDITIONAL INFORMATION ON THIS TRANSACTION CONTACT:
TITLE SERVICE AND ESCROW CO. - TRUSTEE
PHONE 775-463-3518 FAX 775-463-5144
P.O. Box 833
Yerington NV 89447

DATED December 11, 2014.

TITLE SERVICE AND ESCROW COMPANY

by: Staci Lindberg
STACI LINDBERG, FORECLOSURE OFFICER

STATE OF NEVADA)
) ss.
COUNTY OF LYON)

On 12/11/14 personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), Staci Lindberg who acknowledged to me that she executed the within instrument.

C. Sahagun
Notary Public

