

DOUGLAS COUNTY, NV

2015-855570

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\$15.00

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01/13/2015 08:52 AM

LSI TITLE AGENCY INC.

KAREN ELLISON, RECORDER

APN 1420-34-710-005

RECORDING REQUESTED BY:

LSI Title Company

WHEN RECORDED MAIL TO:

TRUSTEE CORPS  
3571 Red Rock St., Ste B  
Las Vegas, NV 89103

TS No: NV07000062-14-1

TO No: 140046979-NV-MAO

### NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST AND SECURITY AGREEMENT DATED February 4, 2008. 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 **March 18, 2015**, at **01:00 PM**, **MTC Financial Inc. dba Trustee Corps**, as duly appointed Trustee **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH at the Douglas County Courthouse, 1038 Buckeye Road Minden, NV 89423**, all right, title and interest conveyed to and now held by it under and pursuant to Deed of Trust recorded on February 11, 2008, as Instrument No. 717876, in Book 208, in Page 2373, of the official records in the Office of the Recorder of Douglas County, Nevada, executed by **LOWELL D ANDERSON, AN UNMARRIED MAN AND LARRY D ANDERSON, A MARRIED PERSON AND LEXIE M ANDERSON, A MARRIED PERSON** as Trustor, **WELLS FARGO BANK, N.A.** as Beneficiary, all that certain property situated in said County and State, and more commonly described as: **AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST**

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: **1521 DOWNS DRIVE, MINDEN, NV 89423**

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 or encumbrances, to pay the remaining unpaid balance of **\$261,838.87**, of which the obligations secured by the property to be sold and reasonably estimated costs, expenses and advances as of the first publication date of this Notice of Trustee's Sale. Accrued interest and additional advances, if any, will increase the figure prior to sale. The property offered for sale excludes all funds held on account by the property receiver, if applicable.

Beneficiary's bid at sale may include all or part of said amount. In addition to cash, the Trustee will accept, all payable at time of sale in lawful money of the United States 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 the applicable sections of the Nevada Administrative Code and authorized to do business in the State of Nevada, or other such funds acceptable to the Trustee.

The Beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale. The undersigned caused said Notice of

Breach and Default and of Election to Cause Sale of Real Property Under Deed of Trust to be recorded in the County where the real property is located and more than three months have elapsed since such recording.

**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.**

**SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.priorityposting.com](http://www.priorityposting.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL:  
Priority Posting and Publishing at 714-573-1965**

Dated: January 9, 2015

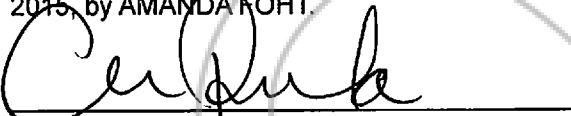
Trustee Corps, as Duly Appointed Successor Trustee  
TS No. NV07000062-14-1  
3571 Red Rock St., Ste B  
Las Vegas, NV 89103  
Phone No: 949-252-8300



\_\_\_\_\_  
Amanda Foht, Authorized Signatory

State of NEVADA  
County of CLARK

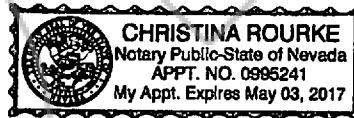
This instrument was acknowledged before me on January 9  
2015, by AMANDA FOHT.



\_\_\_\_\_  
Notary Public Signature

Christina Rourke

Printed Name



My Commission Expires: 5/3/17

Trustee Corps may be acting as a debt collector attempting to collect a debt.  
Any information obtained may be used for that purpose.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.