

DOUGLAS COUNTY, NV

2015-856125

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01/27/2015 01:58 PM

FIRST AMERICAN NATIONAL DEFAULT TITLE

KAREN ELLISON, RECORDER

APN: 1320-30-802-017

Recording Requested by :
First American Title Insurance Company

When Recorded Mail To:
First American Trustee Servicing Solutions, LLC
6 CAMPUS CIRCLE
WESTLAKE, TX 76262

TS No. : NV1400258730
TSG Number: 8432009
FHA/VA/PMI No: 1704526223

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/05/2007. 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.

On **02/25/2015** at **01:00 P.M.**, **First American Trustee Servicing Solutions, LLC**, as duly appointed Trustee under and pursuant to Deed of Trust recorded **07/10/2007**, as Instrument No. **0704801**, in book 0707 , page **2891**, of Official Records in the office of the County Recorder of **DOUGLAS** County, State of **Nevada**. Executed by:

CLIFFORD JAMES MORIN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized, (Payable at time of sale in lawful money of the United States) **In front of the North side public entrance to the Douglas County Courthouse, 1038 Buckeye Road, Minden, NV**

All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# **1320-30-802-017**

The street address and other common designation, if any, of the real property described above is purported to be:

1626 TENTH STREET
, MINDEN, NV 89423

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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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 warranty, 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 said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$293,638.59. 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.

THIS PROPERTY IS SOLD AS-IS, THE LENDER AND ITS ASSETS ARE UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENT UNDER NRS 113.130 BY PURCHASING THIS SALE AND SIGNING SAID RECEIPT.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

First American Trustee Servicing Solutions, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.



William Brown, Supervisor

Date: JAN 22 2015

First American Trustee Servicing Solutions, LLC
6 CAMPUS CIRCLE
WESTLAKE, TX 76262

Fax Only:
FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (916)939-0772

State of Texas
County of Tarrant

Before me Lisa A. McSwain, a Notary Public, on this day personally appeared

William Brown, known to me to be the person whose name is subscribed to therefore going instrument and acknowledged to me that this person executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this day of Jan. 22, 2015

Witness my hand and official seal

Signature:

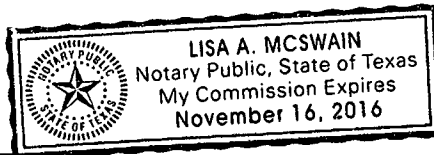
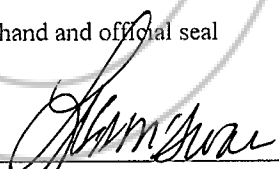


EXHIBIT A

TS No: NV1400258730

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ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE SOUTH ½ OF LOT 1 OF MINDEN ACRE TRACTS AS SHOWN ON THAT MAP FILED FOR RECORD ON DECEMBER 07, 1925 IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEASTERLY CORNER OF THE PARCEL, AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 1 WITH THE EASTERLY LINE OF 10TH STREET OF THE TOWN OF MINDEN, SAID POINT BEING DESCRIBED AS BEARING SOUTH 26°35' WEST, A DISTANCE OF 175.00 FEET FROM THE NORTHEASTERLY CORNER OF SAID LOT 1, AT THE INTERSECTION WITH THE WESTERLY LINE OF SAID 10TH STREET OF MINDEN, WITH THE SOUTHERLY LINE OF U.S. HIGHWAY 395; THENCE SOUTH 26°35' WEST, ALONG THE LINE BETWEEN 10TH STREET OF THE TOWN OF MINDEN AND LOT 1 OF SAID MINDEN ACRE TRACTS, A DISTANCE OF 85.00 FEET TO A POINT ON THE SOUTHEASTERLY CORNER OF THE PARCEL; NORTH 63°25' WEST, A DISTANCE OF 125.00 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF THE PARCEL; THENCE NORTH 26°35' EAST, A DISTANCE OF 85.00 FEET AT A POINT AT THE NORTHWESTERLY CORNER OF THE PARCEL, AT THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH ½ OF SAID LOT 1; THENCE SOUTH 63°25' EAST, ALONG SAID NORTH LINE A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.