

DOUGLAS COUNTY, NV

2015-857304

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\$16.00 Pgs=3

02/23/2015 10:27 AM

ORDM - TSG

KAREN ELLISON, RECORDER

APN: 1220-09-416-012

Recording Requested by :
OLD REPUBLIC TITLE COMPANY

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

TS No. : NV1400260497
TSG Number: 02-14035430
FHA/VA/PMI No:

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/11/2004. 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 03/18/2015 at 01:00 P.M., First American Trustee Servicing Solutions, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 03/23/2004, as Instrument No. 0608149, in book 0304 , page 11020, of Official Records in the office of the County Recorder of DOUGLAS County, State of Nevada. Executed by:

RONALD B. GARNER

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# 1220-09-416-012

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

1041 SILVERANCH DRIVE, GARDNERVILLE, NV 89460

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

TS No.:

NV1400260497

TSG Number:

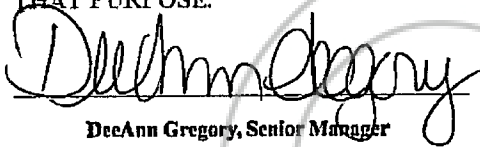
02-14035430

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 \$309,972.12. 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.


DeeAnn Gregory, Senior Manager

Date: 2-18-15

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 K. White, a Notary Public, on this day personally appeared

DeeAnn Gregory, 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 2-18-15

Witness my hand and official seal

Signature: K. White

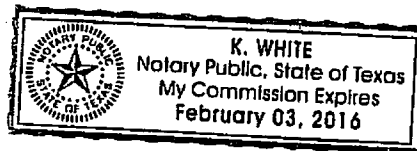


EXHIBIT A

TS No: NV1400260497

TSG Number: 02-14035430

**LOT 11, BLOCK 1 AS SET FORTH ON THE FINAL MAP OF SILVERANCH PHASE 7,
LDA #97-008-7 FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS
COUNTY, STATE OF NEVADA ON JUNE 7, 2002, BOOK 0602, AT PAGE 2203, AS
DOCUMENT NO. 544102.**

