

DOUGLAS COUNTY, NV

2015-857892

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03/06/2015 10:10 AM

TICOR-RIVTSG

KAREN ELLISON, RECORDER

APN: 1220-16-610-099

**CLEAR RECON CORP.**  
4375 Jutland Drive Suite 200  
San Diego, California 92117

T.S. No.: 007344-NV

13521012

Space Above this Line for Recorder's Use

**The undersigned hereby affirms that there is no Social Security number contained in this document.**

### **NOTICE OF TRUSTEE'S SALE**

Loan No.: \*\*\*\*\*0998

#### **IMPORTANT NOTICE TO PROPERTY OWNER:**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/24/2009. 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.**

On 4/8/2015 at 1:00 PM AT THE ENTRANCE OF THE EAST FORK JUSTICE COURT, 1038 BUCKEYE ROAD, FKA 1625 8TH STREET, MINDEN, NV 89423, CLEAR RECON CORP. as duly appointed trustee under and pursuant to Deed of Trust Recorded 6/29/2009, as Instrument No. 746240, in Book 609, Page 9145, of Official Records in the office of the Recorder of Douglas County, Nevada executed by: JOSEPH B. BIRDWELL AND LYDIA BIRDWELL, HUSBAND AND WIFE

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON 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:

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:

LOT 118, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965, IN BOOK 31, AT PAGE 686, AS DOCUMENT NO.28309, AND AMENDED ON JUNE 4, 1965, IN BOOK 31, PAGE 797, AS DOCUMENT NO. 28377.

The street address and other common designation, if any, of the real property described above is purported to be:  
**1339 SOUTH RIVERVIEW DRIVE  
GARDNERVILLE, NV 89460**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

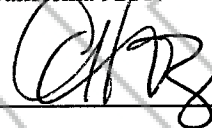
Said sale will be held, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The real property described above is sold as-is, the beneficiary and the undersigned Trustee are unable to validate the condition, defects or disclosure issues of said property, and the purchaser of said property at said sale waives the disclosure requirements under NRS 113.130 by purchasing at said sale and signing a receipt in connection therewith. 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 are: **\$246,678.09**

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.

FOR SALE INFORMATION: (844) 477-7869 Mon – Fri 9:00 am to 4:00 pm

Date: 3/3/15

CLEAR RECON CORP.  
4375 Jutland Drive Suite 200  
San Diego, California 92117



CHRISTINE HOY, Authorized Signor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }ss  
County of San Diego }

On MAR 03 2015 before me, ASHLEY JOHNSON Notary Public, personally appeared CHRISTINE HOY 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 Ashley Johnson (Seal)

