

DOUGLAS COUNTY, NV

2015-867763

Rec:\$16.00

\$16.00 Pgs=3

08/10/2015 02:35 PM

FIRST AMERICAN MORTGAGE SOLUTIONS - TSG

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY

PLM Lender Services, Inc.

AND WHEN RECORDED MAIL TO

PLM Lender Services, Inc.

46 N. Second Street
Campbell, CA 95008

Space above this line for recorder's use.

APN#: 1418-03-301-008

Title Order No. 8538339 Trustee Sale No. 211W-066179P Loan No. SMITTKAMP2

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10-30-2006. 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 09-02-2015 at 01:00 PM, PLM LENDER SERVICES, INC. as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 11-02-2006, Book 1106, Page 976, Instrument 0687855 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: CHAD SMITTKAMP AND JEAN MERKELBACH, TRUSTEES OF THE ROCKWELL 1997 TRUST DATED JANUARY 30, 1997 as Trustor, WESTERN HIGHLAND MORTGAGE FUND I, LLC, A CALIFORNIA FINANCIAL LENDER'S LICENSE # 6072161 as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state) In front of the North side public entrance to the Douglas County Courthouse, 1038 Buckeye Road, MINDEN, NV 89423 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, Nevada describing the land therein:

PARCEL 1:

ALL THAT PORTION OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 36° 41'48" WEST 1,267.14 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 3, AS ESTABLISHED BY THE BUREAU OF LAND MANAGEMENT IN 1990;

THENCE NORTH 01° 14'07" EAST 284.68 FEET;

THENCE SOUTH 88° 55'53" EAST 101.83 FEET;

THENCE SOUTH 01° 45'00" WEST 44.80 FEET;

THENCE ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 21° 33'30" AND AN ARC LENGTH OF 71.49 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 02° 40'35" WEST 71.07 FEET;

THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 66° 05'15" AND AN ARC LENGTH OF 207.62 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 31° 44'20" WEST 196.30 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE RECORD OF SURVEY FILED FOR RECORD AS DOCUMENT NO. 163482.

THE ABOVE DESCRIBED LAND IS ALSO DESCRIBED AS TRACT 2 ON THE RECORD OF SURVEY FILED FEBRUARY 17, 2004 AS FILE NO. 604853.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 15, 2009 IN BOOK 1009, PAGE 3043 AS DOCUMENT NO. 752281 OF OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT FOR ROADWAY AS ORIGINALLY SET FORTH IN AN INSTRUMENT RECORDED AUGUST 05, 1935 IN BOOK U, PAGE 67, AND AMENDED BY EASEMENT RELOCATION AGREEMENT RECORDED SEPTEMBER 21, 2007 IN BOOK 0907, PAGE 5050 AS DOCUMENT NO. 709722 OF OFFICIAL RECORDS.

PARCEL 3:

AN EASEMENT FOR VEHICULAR, PEDESTRIAN AND DRIVEWAY ACCESS AS SET FORTH IN AN EASEMENT AGREEMENT RECORDED SEPTEMBER 21, 2007 IN BOOK 0907, PAGE 5062, DOCUMENT NO. 709723 OF OFFICIAL RECORDS.

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: 2204 LANDS END DRIVE VACANT LAND, GLENBROOK, NV 89413

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 the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$995,468.43 (Estimated)

Accrued interest and additional advances, if any, will increase this figure prior to sale.

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 and more than three months have elapsed since such recordation.

FOR TRUSTEE'S SALES INFORMATION, PLEASE CALL (916) 939-0772, OR VISIT WEBSITE: www.nationwideposting.com

Date: 08-06-2015

PLM LENDER SERVICES, INC.

408-370-4030



ELIZABETH A. GODBEY, VICE PRESIDENT, EXTENSION 208

PLM LENDER SERVICES, INC. IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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
COUNTY OF SANTA CLARA

On **08-06-2015** before me, Ellen Jeffrey, a Notary Public, personally appeared **Elizabeth A. Godbey**, 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

