

APN: 1420-18-111-006

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

DOUGLAS COUNTY, NV **2015-872946**
Rec:\$15.00
\$15.00 Pgs=2 11/18/2015 02:10 PM
SERVICELINK TITLE AGENCY INC.
KAREN ELLISON, RECORDER

T.S. No.: P1343922-NV

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.: *****7478

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/11/2006. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 12/16/2015 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 5/22/2006, as Instrument No. 0675428, in Book 0506, Page 8110, of Official Records in the office of the Recorder of Douglas County, Nevada executed by: DENNIS D. SIPIN AND EMI K. SIPIN, 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 31 in Block D, as set forth on Final Map No. 1011-2A entitled Valley Vista Estates 2, Phase 2A, filed for record in the office of the Douglas County Recorder on December 6, 1995 in Book 1295, Page 786, as Document No. 376388 Official Records.

The street address and other common designation, if any, of the real property described above is purported to be:
821 VISTA HILL CT
CARSON CITY, NEVADA 89705-7251

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: **\$243,254.43**

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: **NOV 11 2015**

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TAMMY LAIRD
FORECLOSURE MANAGER, 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 NOV 11 2015 before me, Silver De Vera Notary Public,
personally appeared Tammy Laird 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  (Seal)
Silver De Vera

