

DOUGLAS COUNTY, NV

2016-874951

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FIRST AMERICAN TITLE PASEO VERDE

KAREN ELLISON, RECORDER

APN's: 1319-03-110-007 & 008; 1319-03-210-003,
004, 006, 007, 008, 011; 1319-03-312-008, 009;
1419-34-310-003, 004, 011, 012,
1419-34-410-004, 006-010.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
First American Title Company
2500 Paseo Verde Parkway, Ste.120
Henderson, NV 89074

Trustee Sale No. 2490274-IRK

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/6/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAYBE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On **02/03/2016** at **1:00 PM** **FIRST AMERICAN TITLE INSURANCE COMPANY**, a California Corporation as the duly appointed Trustee under and pursuant to a Deed of Trust Recorded on **6/20/2005**, as Document No. **0647252** of official records in the Office of the Recorder of **Douglas** County, State of Nevada executed by **EAGLE RIDGE AT GENOA, LLC** as Trustor, **WEALTH STRATEGIES INVESTMENT FUND, LLC**, a Nevada limited liability company, as original 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 state or federal credit union or a cashier's check drawn by state or federal savings and loan association, savings association, or savings bank). Sale will be held by a duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The 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 the Deed of Trust, Interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Trustee Sale No. 2490274-IRK

Place of Sale; In the front of the North side public entrance to the Douglas County Courthouse located at 1038 Buckeye Road, Minden, NV 89423

Legal Description: **SEE EXHIBIT "A" ATTACHED HERETO FOR COMPLETE LEGAL DESCRIPTION.**

The street address and other common designation, if any, of the real property described above is purported to be: **APNs: 1319-03-110-007 & 008; 1319-03-210-003, 004, 006, 007, 008, 011; 1319-03-312-008, 009; 1419-34-310-003, 004, 011, 012, 1419-34-410-004, 006-010**

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, express or implied, regarding title, possession, encumbrances, condition, suitability for a particular purpose or the location or existence of any personal property, to satisfy 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 fee, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to wit:

Amount of unpaid balance and other charges: **\$3,476,300.79** (Estimated).

Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary may elect to bid less than their full credit bid.

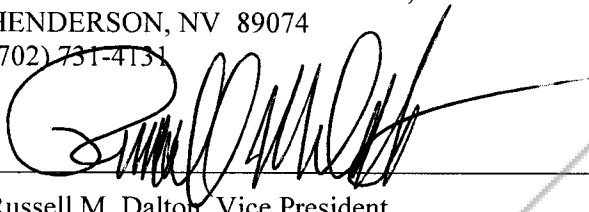
The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation.

THIS PROPERTY IS SOLD AS-IS, LENDER/BENEFICIARY IS UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENTS UNDER NRS 113.130 BY PURCHASING AT THIS SALE AND SIGNING RECEIPT.

Trustee Sale No. 2490274-IRK

DATED: January 5, 2016

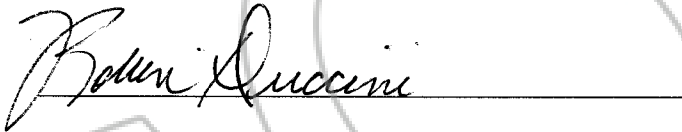
FIRST AMERICAN TITLE INSURANCE COMPANY
FORECLOSURE DEPARTMENT
2490 PASEO VERDE PARKWAY, STE. 100
HENDERSON, NV 89074
(702) 731-4131



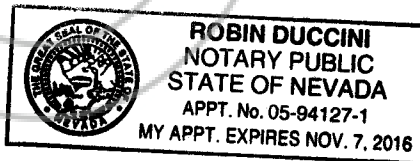
Russell M. Dalton, Vice President

STATE OF NEVADA)
 : ss
COUNTY OF CLARK)

This instrument was acknowledged before me Robin Duccini on January 5, 2016 by Russell M. Dalton, Vice President of First American Title Insurance Company



Notary Public (My commission expires: 11-7-16)



Exp. 11-7-16

Trustee Sale No. 2490274-IRK

Exhibit "A"
Legal Description

The land referred to herein is situated in the State of Nevada, County of DOUGLAS, and is described as follows:

PARCEL 1: PARCEL A-1, AS SET FORTH ON MAP OF DIVISION INTO LARGE PARCELS LDA 03-019 FOR EAGLE RIDGE AT GENOA, LLC, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON DECEMBER 13, 2004, BOOK 1204, PAGE 5288, DOCUMENT NO. 631680. NOW KNOWN AS LOTS 1 THROUGH 55, LOTS A AND B AND PUBLIC RIGHT OF WAYS, AS SHOWN ON THE FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT PD 04-001 FOR EAGLE RIDGE AT GENOA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 29, 2005 IN BOOK 0705, PAGE 13949, AS DOCUMENT NO. 650856. EXCEPTING THEREFROM LOTS 1 THROUGH 9, 12 THROUGH 16, 20 THROUGH 26, 29, 31 THROUGH 33, 38, 42, 43 THROUGH 46, 50, 51, 53 AND 55. PARCEL 2: AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS AND COMMON AREAS AS SHOWN AND DELINEATED ON SAID MAP.