

Seaside Trustee Inc.
P.O. Box 752377
Las Vegas, NV 89136
(702) 207-0292

DOUGLAS COUNTY, NV **2016-877979**
Rec:\$16.00
\$16.00 Pgs=3 **03/10/2016 03:23 PM**
SERVICELINK TITLE AGENCY INC.
KAREN ELLISON, RECORDER

APN: 1319-19-611-004
T.S. No.: 1507428NV
Loan No.: 627982

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

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/21/2005. 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.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the 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 a Deed of Trust described below. 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, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, 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.

TRUSTOR: ALLAN D. COOKE, A SINGLE MAN, AS HIS SOLE AND SEPARATE PROPERTY

Duly Appointed Trustee: **Seaside Trustee Inc.**

Recorded **6/16/2006** as Instrument No. **0677326** in book **xx**, page **xx** of Official Records in the office of the Recorder of **Douglas** County, Nevada, Described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Date of Sale: **4/6/2016 at 1:00 PM**

Place of Sale: **At the Douglas County Courthouse, 1038 Buckeye Road Minden, NV 89423**

Estimated Sale Amount: **\$194,147.45**

Street Address or other common designation of real property: **111 Tramway Drive #4
Stateline, NV 89449**

A.P.N.: **1319-19-611-004**

NOTICE TO POTENTIAL BIDDERS: We request certified funds at sale be payable directly to **SEASIDE TRUSTEE INC.** to avoid delays in issuing the final deed.

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

Date: 3/8/2016
Trustee Sales Information:
888-988-6736
<http://salestrack.tdsf.com>

Seaside Trustee Inc.


ELVIA BOUCHE, VICE PRESIDENT

Seaside Trustee Inc.
P.O. Box 752377
Las Vegas, Nv. 89136

STATE OF Nevada
COUNTY OF Clark

This instrument was acknowledged before me on 03/08/2016 (date) by **Elvia Bouche**.


Notary Public / Printed Name: CHRISTIAN TAPIA

My Commission Expires: 07/24/2018



PARCEL 1:

UNIT 4-A, AS SHOWN ON THE MAP OF DEDICATION SHEET OF TRAMWAY APARTMENT CONDOMINIUMS (A SUBDIVISION OF LOT 555, PARCEL B, SECOND AMENDED MAP OF SUMMIT VILLAGE), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 30, 1973, DOCUMENT NO. 73375, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA; AND AMENDED BY AMENDED MAP RECORDED DECEMBER 30, 1976, AS DOCUMENT NO. 05855, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL 2:

AN UNDIVIDED 1/24TH INTEREST IN ALL THE "COMMON AREA" AS SHOWN ON THE MAP AND DEDICATION SHEET OF TRAMWAY APARTMENT CONDOMINIUMS (A SUBDIVISION OF LOT 555, PARCEL B, SECOND AMENDED MAP OF SUMMIT VILLAGE), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 30, 1973, DOCUMENT NO. 73375, DOUGLAS COUNTY, NEVADA, AND AMENDED BY AMENDED MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 30, 1976, AS DOCUMENT NO. 05855, DOUGLAS COUNTY, NEVADA.