

APN: 1220-16-710-075

CLEAR RECON CORP.
4375 Jutland Drive Suite 200
San Diego, California 92117
866-931-0036

DOUGLAS COUNTY, NV **2016-888836**
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SERVICELINK TITLE AGENCY INC.
KAREN ELLISON, RECORDER

T.S. No.: 041346-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.: *****0877

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/13/2003. 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 11/9/2016 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 8/25/2003, as Instrument No. 0587666, in Book 0803, Page 13290, of Official Records in the office of the Recorder of Douglas County, Nevada executed by: JOSEPH C. TOWNSEND AND DEANNA TUCKER UNMARRIED MAN AND UNMARRIED WOMAN AS JOINT TENNANTS WITH RIGHT OF SUVIVORSHIP

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 3, BLOCK D, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 10, 1967, AS DOCUMENT NO. 35914

The street address and other common designation, if any, of the real property described above is purported to be:
**851 ARROWHEAD 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: **\$158,807.32**

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:

OCT 05 2016

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

TAMMY LAIRD, Authorized Signor
FORECLOSURE MANAGER

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 OCT 05 2016 before me, Omar A. Cortes 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 Omar Cortes (Seal)

