

DOUGLAS COUNTY, NV

2016-890032

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11/03/2016 08:18 AM

E. ALAN TIRAS, PC

KAREN ELLISON, RECORDER

APN: 1420-05-201-003  
When Recorded Please Mail To:  
E. ALAN TIRAS, ESQ.  
865 Tahoe Boulevard, Suite 214  
Incline Village, NV 89451

## NOTICE OF TRUSTEE'S SALE

**IMPORTANT NOTICE TO PROPERTY OWNER:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED SEPTEMBER 25, 2008, 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 November 28, 2016 at 10:30 A.M., CCS MANAGEMENT SERVICES, LLC as successor Trustee under Deed of Trust dated on about September 25, 2008, by ANNE SULLIVAN, a married woman, as her sole and separate property, Trustor, wherein Marquis Title & Escrow, Inc. (a Nevada corporation) was named as Trustee for FARMERS AND MERCHANTS TRUST COMPANY, as Custodian FBO IRA Account 68-0338 of GREGORY FLANDERS, Beneficiary, recorded on the 30th day of September, 2008 in the office of the County Recorder of Douglas County, Nevada, as Document No. 730848, and securing among other obligations, one Amended and Restated promissory Note in the original principal amount of \$160,000.00 dated August 15, 2011, by reason of now continuing default in the payment or performance of obligations secured by said Deed of Trust, including the breach or default, notice of which was recorded in the office of the County Recorder of Douglas County, Nevada by the Beneficiary and the undersigned more than three months to the date hereof, namely, April 15, 2016 as Document No. 2016-879471, will sell at public auction, to the highest bidder for lawful money of the United States of America, at the main entrance of the Douglas County Administration Building located at 1616 8<sup>th</sup> Street, Minden, NV at public auction, all right, title and interest now held by it under said Deed of Trust in the property situate in the County of Douglas, State of Nevada, more commonly known as 3726 Lyla Lane, Carson City, Nevada, more fully described as follows:

Parcel 2, as shown on Parcel Map for LYLA FERN JOHNSON, recorded May 23, 1986, in Book 586, Page 2506, as Document No. 135298, of Official Records, Douglas County, State of Nevada.

APN: 1420-05-201-002.

Said sale will be made without covenant or warranty, express or implied, regarding title, possession or encumbrances to pay the unpaid balance of said Note, to wit: \$160,000.00, with interest as in said Note provided, and any additional charges, if any, under the terms of said Deed of Trust, expenses of the Trustee and the Trust created by said Deed of Trust will be additional.

The property is sold as-is, lender 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 said receipt.

DATED: September 22, 2016.


TRUSTEE:

CCS MANAGEMENT SERVICES, LLC

By:   
E. ALAN TIRAS, Manager

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on September 22, 2016 by E. Alan Tiras as Manager of CCS Management Services, LLC, Trustee in his authorized capacity therein.

  
Notary Public

