

DOUGLAS COUNTY, NV

**2016-892010**

Rec:\$18.00

\$18.00

Pgs=5

12/13/2016 11:45 AM

FIRST AMERICAN TITLE INSURANCE CO.- API

KAREN ELLISON, RECORDER

**APN: 1420-30-001-009**

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

First American Title Company  
2500 Paseo Verde Parkway, Ste.120  
Henderson, NV 89074

---

Trustee Sale No. 2509993-IRK

### **NOTICE OF TRUSTEE'S SALE**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/05/2008. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

On 1/11/2017 at 1:00 PM **FIRST AMERICAN TITLE INSURANCE COMPANY** as the duly appointed Trustee under and pursuant to a Deed of Trust recorded on **02/06/2008** as **Document No. 717453** of official records in the Office of the Recorder of **Douglas County, State of Nevada** executed by: **DOUG H. LIPPINCOTT, an unmarried man**, as Trustor, **MICHAEL HAKANSSON AND MARGARET HAKANSSON, husband and wife as joint tenants with right of survivorship**, 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) 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. 2509993-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 is **2900 Highway 395, Minden, NV 89423.** Other common designation, if any, of the real property described above is purported to be:  
**APN: 1420-30-001-009.**

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: **\$368,249.69 (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.

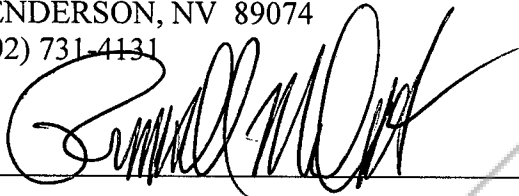
**The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where 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. 2509993-IRK

DATED: December 14, 2016

FIRST AMERICAN TITLE INSURANCE COMPANY  
FORECLOSURE DEPARTMENT  
2500 PASEO VERDE PARKWAY, STE. 120  
HENDERSON, NV 89074  
(702) 731-4131



Russell M. Dalton, Vice President

STATE OF NEVADA )

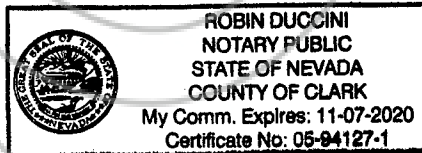
: SS

COUNTY OF CLARK )

This instrument was acknowledged before me on December 14, 2016  
by: Russell M. Dalton, Vice President of First American  
Title Insurance Company



Notary Public



Trustee Sale No. 2509993-IRK

Exhibit "A"  
Legal Description

A PARCEL OF LAND LOCATED WITHIN PORTIONS OF THE WEST ONE-HALF OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER FOR SECTIONS 24 AND 25, TOWNSHIP 14 NORTH, RANGE 19 EAST, AND SECTIONS 19 AND 30, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.;

THENCE ALONG THE COMMON LINE BETWEEN SAID SECTIONS 25 AND 30, SOUTH  $00^{\circ}44'27''$  WEST, 420.65 FEET TO THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE FINAL PARCEL MAP LDA 02-065 FOR DOUG. H. LIPPINCOTT RECORDED MARCH 07, 2006 IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 669335;

THENCE ALONG THE NORTH LINE OF SAID PARCEL 1, SOUTH  $89^{\circ}16'00''$  EAST, 713.14 FEET;

THENCE ALONG THE NORTH LINES OF PARCELS 1 AND 2 AS SHOWN ON SAID FINAL PARCEL MAP, AND ALONG THE NORTH LINE OF PARCEL 3A AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR THEODORE H. STOKES RECORDED NOVEMBER 01, 2001 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 526806, SOUTH  $89^{\circ}15'53''$  EAST, 1107.84 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE OF PARCEL 3A, SOUTH  $89^{\circ}15'53''$  EAST, 399.48 FEET;

THENCE SOUTH  $33^{\circ}25'24''$  EAST, 102.41 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH  $00^{\circ}37'24''$  WEST, 1666.84 FEET;

THENCE NORTH  $67^{\circ}58'59''$  WEST, 706.28 FEET;

THENCE NORTH  $61^{\circ}44'49''$  WEST, 425.00 FEET;

THENCE SOUTH  $26^{\circ}57'37''$  WEST, 245.08 FEET;

THENCE SOUTH  $03^{\circ}50'37''$  WEST, 453.40 FEET;

THENCE SOUTH 89°37'05" WEST, 105.54 FEET;  
THENCE SOUTH 00°00'06" WEST, 1648.40 FEET;  
THENCE NORTH 89°59'29" WEST, 400.54 FEET;  
THENCE NORTH 00°00'31" EAST, 2410.17 FEET;  
THENCE NORTH 87°09'17" EAST, 11.66 FEET;  
THENCE SOUTH 72°43'20" EAST, 163.47 FEET;  
THENCE SOUTH 48°24'10" EAST, 119.87 FEET;  
THENCE NORTH 36°29'24" EAST, 1650.11 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 06, 2008 IN BOOK 208, PAGE 713 AS DOCUMENT NO. 717453.

SAID PARCEL BEING FURTHER SHOWN AS ADJUSTED PARCEL 3A AS SET FORTH ON RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT RECORDED JUNE 29, 2007, AS DOCUMENT NO. 704215.