

DOUGLAS COUNTY, NV

2017-894988

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02/21/2017 10:29 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

APN: 1418-15-510-013

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

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

Trustee Sale No. 2512189-IRK

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/17/2016. 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 03/22/2017 at 1:00 PM FIRST AMERICAN TITLE INSURANCE COMPANY as the duly appointed Trustee under and pursuant to a Deed of Trust recorded on 04/15/2016 as Document No. 2016-879473 of official records in the Office of the Recorder of Douglas County, State of Nevada executed by: 220 SOUTH MEADOW, LLC, a Washington limited liability company, as Trustor, KEYSTONE REAL ESTATE LENDING FUND, L.P. 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. 2512189-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 **220 South Meadow Road, Glenbrook, NV 89413**. Other common designation, if any, of the real property described above is purported to be:
APN: 1418-15-510-013.

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: **\$1,573,176.47 (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.

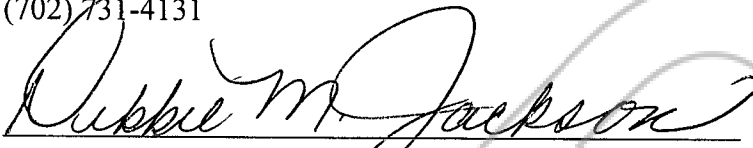
The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where 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. 2512189-IRK

DATED: February 17, 2017

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




Debbie M. Jackson, Vice President

STATE OF NEVADA)

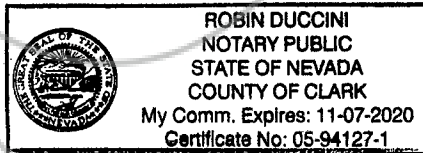
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COUNTY OF CLARK)

This instrument was acknowledged before me on February 17, 2017
by: Debbie M. Jackson, Vice President of First American
Title Insurance Company



Notary Public



Trustee Sale No. 2512189-IRK

Exhibit "A"
Legal Description

LOT 17, AS SHOWN ON THE MAP OF GLENBROOK UNIT NO. 1, FILED FOR
RECORD IN THE OFFICE OF THE COUNTY OF DOUGLAS, ON JUNE 1, 1977, BOOK
677, PAGE 33 DOC#09693.

