

DOUGLAS COUNTY, NV

2017-897901

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\$17.00 Pgs=4

04/27/2017 03:08 PM

SERVICELINK TITLE AGENCY INC.

KAREN ELLISON, RECORDER

APN: 1320-32-116-010

Recording Requested by :
ServiceLink

When Recorded Mail To:
T.D. Service Company
4000 W. Metropolitan Drive, Ste 400
Orange, CA 92868

TS No. : L549990
TSG Number: 160333455
FHA/VA/PMI No:

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/26/2005. 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.

On 05/24/2017 at 01:00 P.M., T.D. Service Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 02/01/2005, as Instrument No. 635764, in book , page , of Official Records in the office of the County Recorder of DOUGLAS County, State of Nevada. Executed by:

ALAN D. CALDWELL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized, (Payable at time of sale in lawful money of the United States) In front of the North side public entrance to the Douglas County Courthouse, 1038 Buckeye Road, Minden, NV 89423

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: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 1320-32-116-010

The street address and other common designation, if any, of the real property described above is purported to be:

1592 WILDROSE DRIVE, MINDEN, NV 89423

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

TS No.: L549990

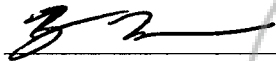
TSG Number: 160333455

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, expressed or implied, regarding title, possession, or encumbrances, to pay 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 said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. 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 is **\$425,341.63**. 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.

THIS PROPERTY IS SOLD AS-IS, THE LENDER AND ITS ASSETS ARE UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENT UNDER NRS 113.130 BY PURCHASING THIS SALE AND SIGNING SAID RECEIPT.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

T.D. Service Company
4000 W. Metropolitan Drive, Ste 400
Orange, CA 92868



By Mr. Authorized Signor

Date: _____

4-25-17

T.D. Service Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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)
COUNTY OF Orange)SS

On 4-25-17 before me M. Pino, a Notary Public, personally appeared BANK, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his 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] (Seal)
Notary Public in and for said County and State

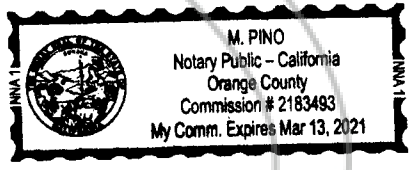


EXHIBIT A

TS No: L549990

TSG Number: 160333455

**LOT 3, IN BLOCK E, AS SHOWN ON THE OFFICIAL MAP OF WILDROSE NO. 3,
UNIT 2, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS
COUNTY, NEVADA, ON JUNE 29, 1972, IN BOOK 102, PAGE 517, DOCUMENT NO.
60350, OF OFFICIAL RECORDS.**

