

DOUGLAS COUNTY, NV

2017-898697

Rec:\$17.00

\$17.00 Pgs=4

05/16/2017 10:41 AM

SPL EXPRESS INC

KAREN ELLISON, RECORDER

APN: 1220-10-401-021

Recording Requested by :  
**WFG National Title Insurance Company**

When Recorded Mail To:  
**First American Trustee Servicing Solutions, LLC**  
**1500 Solana Blvd Bldg 6 Ste 6100**  
**Westlake, TX 76262**

TS No. : NV1600275765  
TSG Number: 170028042  
FHA/VA/PMI No: 1697754842

### NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/10/2005. 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 **06/21/2017 at 01:00 P.M.**, **First American Trustee Servicing Solutions, LLC**, as duly appointed Trustee under and pursuant to Deed of Trust recorded **01/14/2005**, as Instrument No. **0634434**, in book , page , of Official Records in the office of the County Recorder of **DOUGLAS** County, State of **Nevada**. Executed by:

**TIMOTHY R. SHEETS AND SHEREE A. SHEETS, HUSBAND AND WIFE**

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) **Main Entrance, 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# **1220-10-401-021**

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

**1041 KERRY LANE, GARDNERVILLE, NV 89460**

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

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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 \$387,946.43. 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.

**First American Trustee Servicing Solutions, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

*Katherine White*

**Katherine White, Supervisor**

Date: 5-12-17

**First American Trustee Servicing Solutions, LLC  
1500 Solana Blvd Bldg 6 Ste 6100  
Westlake, TX 76262  
Fax Only: (817) 699-1487  
FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 800-280-2832**

State of Texas  
County of Tarrant  
**Lisa A. McSwain**

Before me \_\_\_\_\_, a Notary Public, on this day personally appeared

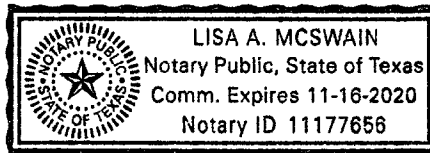
**Katherine White**

\_\_\_\_\_, known to me to be the person whose name is subscribed to therefore going instrument and acknowledged to me that this person executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this day of 5-12-17

Witness my hand and official seal

Signature: *Lisa A. McSwain*



**EXHIBIT A**

TS No: NV1600275765

TSG Number: 170028042

**THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA,  
COUNTY OF DOUGLAS DESCRIBED AS FOLLOWS:**

**PARCEL 1:**

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE  
COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**THAT PORTION OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST,  
M.D.B.&M., COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS  
FOLLOWS:**

**BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE  
NORTH 89°48'00 EAST ALONG THE SOUTH LINE OF SAID SECTION 10, 1316.75  
FEET; THENCE NORTH 11°33'51 EAST 1151.68 FEET TO THE POINT OF  
BEGINNING; THENCE NORTH 76°10'41 WEST 453.39 FEET TO A POINT ON THE  
EASTERLY LINE OF THAT PARCEL OF LAND DEEDED TO HOWARD C. COSTA,  
ET UX, RECORDED JULY 24, 1964, IN BOOK 25 OF OFFICIAL RECORDS, PAGE 357,  
RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE SOUTH 10°86'22 WEST  
(RECORD SOUTH 10°L6'15 WEST) ALONG SAID EASTERLY LINE 166.92 FEET TO A  
POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND DEEDED TO  
MICHAEL KEN SWIFT, ET IX, RECORDED OCTOBER 30, 1962, IN BOOK 14 OF  
OFFICIAL RECORDS, PAGE 305, RECORDS OF DOUGLAS COUNTY, NEVADA;  
THENCE ALONG SAID SOUTHERLY LINE SOUTH 57°38'50 EAST 138.10 FEET;  
THENCE SOUTH 76°10'41 EAST 320.90 FEET TO THE SOUTHEAST CORNER OF  
SAID PARCEL DEEDED TO SWIFT; THENCE NORTH 11°33'51 EAST 210.68 FEET TO  
THE TRUE POINT OF BEGINNING.**

**AFFECTS A PORTION OF ASSESSOR'S PARCEL NO. 1220-10-401-021**

**TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER A 40  
FOOT ROADWAY AS DESCRIBED IN AGREEMENTS RECORDED IN BOOK 10 OF  
OFFICIAL RECORDS, PAGE 17 AND IN BOOK 21 OF OFFICIAL RECORDS, PAGE  
394, RECORDS OF DOUGLAS COUNTY, NEVADA.**

**PARCEL 2:**

**ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE,  
LYING AND BEING WITHIN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 12  
NORTH, RANGE 20 EAST, M.D.B.&M. AND MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:**

**A LOT LINE ADJUSTMENT TO CORRECT DISCREPANCIES BETWEEN THAT  
CONTINUED ON NEXT PAGE PARCEL OF LAND DESCRIBED IN DEED FROM  
MICHAEL KEN SWIFT TO KARL OLSON FILED FOR RECORD IN BOOK 47 AT  
PAGE 744, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND THAT  
PARCEL OF LAND DESCRIBED IN DEED FROM FERDIE SIEVERS TO SWIFT  
BUILDERS FILED FOR RECORD IN BOOK 20 AT PAGE 699, AS DOCUMENT NO.  
23918, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:**

**ALL THAT PARCEL OF LAND LYING SOUTHWESTERLY OF THE  
NORTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED FROM  
FERDIE SIEVERS TO SWIFT BUILDERS FILED FOR RECORD IN BOOK 20 AT PAGE  
699, AS DOCUMENT NO. 23918, OFFICIAL RECORDS OF DOUGLAS COUNTY,  
NEVADA; AND LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF  
THAT PARCEL OF LAND DESCRIBED IN DEED FROM SWIFT BUILDERS TO  
RICHARD D. PASACLE FILED FOR RECORD IN BOOK 46 AT PAGE 602, AS  
DOCUMENT NO. 34995, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;  
AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 9, 10, 15 AND  
16, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M.; THENCE ALONG THE  
SOUTH LINE OF SAID SECTION 10, NORTH 89°48'00 EAST A DISTANCE OF 1316.75**

FEE TO THE CENTERLINE OF THAT ROADWAY EASEMENT FILED FOR RECORD IN BOOK 21 AT PAGE 394 AS DOCUMENT NO. 24215, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE ALONG SAID CENTERLINE NORTH 11°33'51 EAST A DISTANCE OF 941.00 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS DESCRIBED IN ABOVE REFERENCED DEED FROM SWIFT BUILDERS TO RICHARD D. PASACLE WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF PARCELS 1 AND 2 SO DESCRIBED THE FOLLOWING COURSES AND DISTANCES:  
NORTH 76°10'41 WEST A DISTANCE OF 320.90 FEET; THENCE NORTH 57°38'50 WEST A DISTANCE OF 136.86 FEET TO THE SOUTHWEST CORNER OF THE ABOVE REFERENCED SWIFT TO OLSON PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 10°26'31 EAST A DISTANCE OF 14.72 FEET TO THE NORTHEASTERLY LINE OF THE ABOVE REFERENCED PARCEL FROM FERDIE SIEVERS TO SWIFT BUILDERS; THENCE ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 57°38'50 EAST A DISTANCE OF 138.10 FEET; THENCE SOUTH 76°10'41 EAST A DISTANCE OF 320.03 FEET TO THE CENTERLINE OF THE AFORESAID ROADWAY EASEMENT; THENCE ALONG SAID CENTERLINE SOUTH 76°10'41 WEST A DISTANCE OF 14.31 FEET TO THE TRUE POINT OF BEGINNING.

Previous Recorded Document:

Recorded 1/14/2005

Instrument # 0634434