

DOUGLAS COUNTY, NV **2017-901723**
Rec:\$15.00
\$15.00 Pgs=2 **07/21/2017 02:35 PM**
FIRST AMERICAN MORTGAGE SOLUTIONS - TSG
KAREN ELLISON, RECORDER

APN: 1419-12-610-012

**Recording Requested By
First American Mortgage Solutions**

Recording requested by and
When recorded mail to:

**NORTHWEST TRUSTEE SERVICES, INC.
2121 Alton Parkway Suite 110
Irvine, CA 92606**

File No. 8132.21449

Title Order No. 8437732

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/01/09. 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.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in §5102 to the Financial code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein.

Trustor(s): **LOIS JEAN KOHLER, AS TRUSTEE OF THE LOIS JEAN KOHLER TRUST DATED JULY 09, 2002**, Recorded: **08/17/09**, as Instrument No. **748999 BK 809 PG 3565**, of Official Records of **DOUGLAS**, Nevada.

Date of Sale: **08/23/17 at 1:00 PM**

Place of Sale: **At the main entrance of the Douglas County Judicial Center located at 1038 Buckeye Road Minden, NV**

The purported property address is: **3527 ARCADIA DR, CARSON CITY, NV 89705-6904**

Legal Description: As more fully described in said Deed of Trust.

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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 \$358,724.41.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The undersigned hereby affirms that there is no Social Security number contained in this document.

TS# 8132.21449

Sale Information website: www.Northwesttrustee.com or USA-Foreclosure.com
Reinstatement and Pay-Off Requests: (866) 387-NWTS

Date: 7-20-17

NORTHWEST TRUSTEE SERVICES, INC., as Trustee



Sinuon Seng, Authorized Signatory

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.

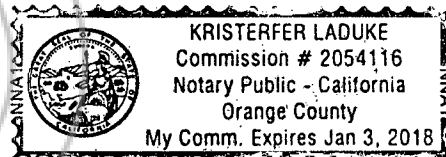
State of California
County of Orange

On 7-20-17, before me, Kristofer Laduke, personally appeared Sinuon Seng, who proved to me on the basis of satisfactory evidence to be the person whose name is Subscribed to the within instrument and acknowledged to me that he/she executed the same and his/her authorized capacity, and that by his/her signature on the instrument the person, 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: Kristofer Laduke



**THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.**