

DOUGLAS COUNTY, NV

2018-913775

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FIRST AMERICAN MORTGAGE SOLUTIONS - TSG

KAREN ELLISON, RECORDER

Recording Requested By  
First American Mortgage Solutions  
APN: 1221-00-001-009

CLEAR RECON CORP  
4375 Jutland Drive  
San Diego, California 92117  
866-931-0036

T.S. No.: 062600-NV

Space Above this Line for Recorder's Use

The undersigned hereby affirms that there is no Social Security number contained in this document.

### NOTICE OF TRUSTEE'S SALE

Loan No.: \*\*\*\*\*0864

#### IMPORTANT NOTICE TO PROPERTY OWNER:

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/2/2003. 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 6/6/2018 at 1:00 PM AT THE ENTRANCE TO THE DOUGLAS COUNTY COURTHOUSE, 1038 BUCKEYE ROAD, FKA 1625 8TH STREET, MINDEN, NV 89423, CLEAR RECON CORP as duly appointed trustee under and pursuant to Deed of Trust Recorded 7/29/2003, as Instrument No. 0584696, in Book 0703, Page 14462, Deed of Trust Re-Recorded on 9/13/2016 as Instrument No. 2016-887498, of Official Records in the office of the Recorder of Douglas County, Nevada executed by: JOE A. SIMS, AN UNMARRIED MAN

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK:

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:

PARCEL 1

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 13, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B.&M.

PARCEL 2

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS 30 FEET IN WIDTH OVER AND ACROSS AN EXISTING UNIMPROVED ROADWAY, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B.&M., SAID ROADWAY BEGINNING AT A POINT ON PINENUT ROAD NEAR THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 14; THENCE RUNNING NORTHEASTERLY TO THE ABOVE DESCRIBED PARCEL NO. 1.

SAID EASEMENT DESCRIBED BY DEED EXECUTED BY STODDARD JACOBSON, ETUX, IN DOCUMENT NO. 68137, RECORDED AUGUST 14, 1973, IN BOOK 873, PAGE 433, AND RE-RECORDED SEPTEMBER 27, 1973, IN BOOK 973, PAGE 795 AS DOCUMENT NO. 69055.

SAID EASEMENT ALSO SET OUT ON THAT CERTAIN PARCEL MAP NO. 12 FOR STODDARD AND JEWEL JACOBSEN, FILED FOR RECORD SEPTEMBER 15, 1981 IN BOOK 961 AT PAGE 752 AS DOCUMENT NO. 60333 OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

The street address and other common designation, if any, of the real property described above is purported to be:  
**3048 ROBINSON ROAD  
GARDNERVILLE, NEVADA 89410**

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 held, 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, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The real property described above is sold as-is, the beneficiary and the undersigned Trustee are unable to validate the condition, defects or disclosure issues of said property, and the purchaser of said property at said sale waives the disclosure requirements under NRS 113.130 by purchasing at said sale and signing a receipt in connection therewith. 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 are: **\$365,969.75**

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.

FOR SALE INFORMATION: (844) 477-7869 Mon – Fri 9:00 am to 4:00 pm

Date: **APR 26 2018**

CLEAR RECON CORP  
4375 Jutland Drive  
San Diego, California 92117

  
\_\_\_\_\_  
TAMMY LAIRD  
FORECLOSURE MANAGER, Authorized Signor

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 }ss  
County of San Diego}

On **APR 26 2018** before me, AMHAE PARTOSA Notary Public, personally appeared Tammy Laird who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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 AMHAE PARTOSA (Seal)

