APN 1420-07-719-002

When recorded Mail to:

TITLE SERVICE AND ESCROW CO. P.O. BOX 833
YERINGTON, NV 89447

DOUGLAS COUNTY, NV
Rec:\$35.00
\$35.00
Pgs=2

O5/25/2018 12:50 PM
TITLE SERVICE AND ESCROW - YERINGTON
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE ONLY

## NOTICE OF TRUSTEE'S SALE

Order No. TSL-39099-F-SL

WHEREAS, UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE (is are) the owner(s) and holder(s) of that certain obligation dated January 02, 2009, and secured by that certain Deed of Trust dated January 02, 2009, and executed by SUSAN FILES—CRAVATT, a single woman and GLEN GRAVEL, an unmarried man as joint tenants as Trustor to FIRST AMERICAN TITLE COMPANY of Nevada as Trustee, for UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE Beneficiary, which said Deed of Trust was recorded in the Official Records of Douglas County, Nevada, on January 02, 2009, as Document No. 735249; and

WHEREAS, default has been made in the payment of the debt evidenced by the Promissory Note for which said Deed of Trust was given as security and the said Beneficiary did cause a Notice of Default and Election to Sell to be recorded in the Official Records of Douglas County, Nevada, on December 29, 2017, as Document No. 2017-908624; and

WHEREAS, the Beneficiary has made demand upon the Trustee that the Trustee proceed to sell the land and premises described herein.

NOW THEREFORE, pursuant to said demand and in accordance with the terms and under the authority of said Deed of Trust, the Trustee, TITLE SERVICE AND ESCROW COMPANY, a Nevada corporation, does hereby give notice that on June 20, 2018, at the hour of 1:00 P.M. at the Front Entrance of the Douglas County Court House, 1625 8<sup>th</sup> Street, Minden NV 89423, said Trustee will sell, at public auction, to the highest bidder for cash, or Cashier's Check issued by any Bank licensed to do business in the State of Nevada, lawful money of the United States of America, in the case of cash, if cash is in excess of \$10,000.00, then it must be accompanied by IRS form 8300 (Rev. March 2008), all of Trustee's interest as granted by the above Deed of Trust in and to all that certain property in the State of Nevada, County of Douglas, described as follows:

Lot 2 of Cameron Heights, according to the map thereof filed in the Recorders Office of Douglas County, Nevada on January 10, 1989, as Document No. 194076

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Property Address: 3472 Gregory Court, Carson City, NV 89705

Approximate Opening Bid: \$164,113.00, which represents the amount required by beneficiary to Partially satisfy the Note or Notes, All foreclosure costs and fees, advances and attorney fees and is sufficient to allow the trustee to convey title to purchaser at sale free of the Deed of Trust and is subject to change at the time of sale.

## WITHOUT WARRANTY OR GUARANTEE OF TITLE.

Together with the improvements thereon, if any, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

FOR ADDITIONAL INFORMATION ON THIS TRANSACTION CONTACT: TITLE SERVICE AND ESCROW CO. - TRUSTEE PHONE 775-463-3518 FAX 775-463-5144 P.O. Box 833 Yerington NV 89447

DATED: May 24, 2018

TITLE SERVICE AND ESCROW COMPANY

by: Laci Lindserg, foreclosure officer

STATE OF NEVADA

ss.

COUNTY OF LYON

On 5-34-16 personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), Staci Lindberg who acknowledged to me that she executed the within instrument.

Notary Public

C. BREWER

Notary Public-State of Nevada

APPT. NO. 07-2945-12

My App. Expires April 26, 2019