

DOUGLAS COUNTY, NV

2018-915713

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\$35.00 Pgs=3

06/19/2018 09:33 AM

WFG NATIONAL TITLE INSURANCE CO-FIRST

KAREN ELLISON, RECORDER

APN: **1320-02-001-057**

Recording Requested by :
WFG National Title Insurance Company

When Recorded Mail To:
First American Trustee Servicing Solutions, LLC
4795 Regent Blvd, Mail Code 1011-F
Irving, TX 75063

TS No. : **NV1700282390**
TSG Number: **170035100**
FHA/VA/PMI No: **1683431547**

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/02/2002. 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 **07/18/2018** at **01:00 P.M.**, **First American Trustee Servicing Solutions, LLC**, as duly appointed Trustee under and pursuant to Deed of Trust recorded **10/07/2002**, as Instrument No. **0554078**, in book 1002 , page **02463**, of Official Records in the office of the County Recorder of **DOUGLAS** County, State of **Nevada**. Executed by:

JOHN W. CROSBY AND BEZITA CROSBY, HUSBAND AND WIFE AS JOINT TENANTS

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 AKA 1625 8th Street, 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# **1320-02-001-057**

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

2533 LENA COURT, MINDEN, NV 89423

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 **\$276,385.32**. 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.



William Brown, Supervisor

Date: 6-18-18

First American Trustee Servicing Solutions, LLC
4795 Regent Blvd, Mail Code 1011-F
Irving, TX 75063
Fax Only : (817) 699-1487
FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (916)939-0772

State of Texas
County of Dallas

Before me Develian Chatman, a Notary Public, on this day personally appeared

William Brown, 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 6/18/18

Witness my hand and official seal

Signature: Develian Chatman

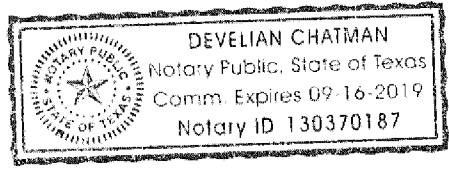


EXHIBIT A

TS No: NV1700282390

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PARCEL NO. 1:

All that portion of Lot 1 of the Northwest 1/4 of Section 2, Township 13 North, Range 20 East, M.D.B. & M., further described as follows:

All of Parcel 1, as shown on that certain Parcel Map No. 5 for Don Rooker, recorded in the Office of the County Recorder of Douglas County, Nevada, on April 21, 1978, in Book 478, of Official Records at Page 1257, as Document No. 19855.

PARCEL NO. 2:

Together with the right to use an access easement as evidenced by Parcel Map No. 2 for Don Rooker, recorded April 21, 1978, in Book 478, Page 1254, as Document No. 19852 and Parcel Map No. 4 for Don Rooker, recorded April 21, 1978, in Book 478, Page 1256, as Document No. 19854, Official Records, Douglas County, Nevada.