

DOUGLAS COUNTY, NV      **2019-938201**  
Rec:\$35.00  
\$35.00      Pgs=3      11/14/2019 02:20 PM  
SERVICELINK TITLE AGENCY INC.  
KAREN ELLISON, RECORDER

APN: 1320-30-713-049

Recording Requested by :  
ServiceLink

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

TS No. :                    NV1900285286  
TSG Number:            190878538-NV-MSI

### NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/19/2007. 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 12/04/2019 at 01:00 P.M., First American Trustee Servicing Solutions, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 07/24/2007, as Instrument No. 0706097, in book , page , of Official Records in the office of the County Recorder of DOUGLAS County, State of Nevada. Executed by:

**EDGAR RICHARD BRANNAN, AN UNMARRIED MAN**

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# 1320-30-713-049

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

**1648 EAST MINDEN VILLAGE LOOP, 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 \$ 313,190.36. 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.**



**Tammy Rossum, Supervisor**

Date: NOV 12 2019

**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

Tammy Rossum

, 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 11/12/19

Witness my hand and official seal

Signature: Develian Chatman



**EXHIBIT A**

TS No: NV1900285286

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**LOT 49 AS SET FORTH IN FINAL SUBDIVISION MAP PD # 03-007-1 FOR MINDEN VILLAGE, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER, OF DOUGLAS COUNTY, STATE OF NEVADA ON AUGUST 23, 2004, IN BOOK 0804, PAGE 9492, DOCUMENT NO. 622268.**

