

DOUGLAS COUNTY, NV **2020-942337**
Rec:\$40.00
\$40.00 Pgs=4 02/18/2020 10:43 AM
FIRST AMERICAN TITLE INSURANCE COMPANY
KAREN ELLISON, RECORDER

APN: : 1220-04-601-012

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
First American Title Company
2500 Paseo Verde Parkway, Ste.120
Henderson, NV 89074

Trustee Sale No.2569123-IRK

Loan No. PLP 63624950-03

**NOTICE OF TRUSTEE'S SALE
(Unified Sale)**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/14/2013. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 03/18/2020 at 1:00 PM FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation, as the duly appointed Trustee under and pursuant to a Deed of Trust recorded on 08/15/2013 in Book No. 813 as Document No. 828974 of official records in the Office of the Recorder of Douglas County, State of Nevada executed by: PINNACLE CONCEPTS LLC, a Nevada limited liability company, as Trustor, COMPASS BANK, as original Beneficiary, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a cashier's check drawn by state or federal credit union or a cashier's check drawn by state or federal savings and loan association, savings association, or savings bank) all right, title, and interest conveyed to and now held by the Trustee in the hereinafter described property under and pursuant to the Deed of Trust. The 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 the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Place of Sale; **In front of the North side public entrance to the Douglas County Courthouse, 1038 Buckeye Road AKA 1625 8th Street, Minden, NV 89423.**

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Legal Description: **SEE EXHIBIT "A" ATTACHED HERETO FOR COMPLETE LEGAL DESCRIPTION.**

The street address is **1335 Waterloo Lane, Gardnerville, Nevada 89410**. Other common designation, if any, of the real property described above is purported to be:
APN:1220-04-601-012.

Furthermore, the Beneficiary will conduct a unified foreclosure sale pursuant to the provisions of the Nevada Uniform Commercial Code (NRS Chapter 104.9604) and to include in the non-judicial foreclosure of the estate described in this Notice of Trustee's Sale any and all personal property and fixtures described in the Deed of Trust and in any other instruments given, or caused to be given by Borrower, in favor of Beneficiary. Beneficiary reserves the right to revoke its election as to some or all of the personal property and/or fixtures, or to add additional personal property and/or fixtures to the elections herein expressed, at Beneficiary's sole election from time to time and to any time until the consummation of the Trustee's Sale to be conducted pursuant to the Deed of Trust.

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, express or implied, regarding title, possession, encumbrances, condition, suitability for a particular purpose or the location or existence of any personal property, to satisfy 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 the Deed of Trust, estimated fee, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to wit:

Amount of unpaid balance and other charges: **\$852,609.83 (Estimated).**

Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary may elect to bid less than their full credit bid.

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 and more than three months have elapsed since such recordation.

THIS PROPERTY IS SOLD AS-IS, LENDER/BENEFICIARY IS UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENTS UNDER NRS 113.130 BY PURCHASING AT THIS SALE AND SIGNING RECEIPT.

Trustee Sale No.2569123-IRK

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Exhibit "A"
Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B1 OF PARCEL MAP LDA 00-034 FOR LAMPE CORNERS, LTD., FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON AUGUST 23, 2000 IN BOOK 800, PAGE 4151, DOCUMENT NO. 498148, OFFICIAL RECORDS.