

DOUGLAS COUNTY, NV

2023-1000473

Rec:\$40.00

\$40.00

Pgs=2

09/14/2023 02:00 PM

SERVICELINK TITLE AGENCY INC.

SHAWNYNE GARREN, RECORDER

A.P.N.: 1220-09-410-010

Recording requested by:
Affinia Default Services, LLC

And when recorded, mail to:
Affinia Default Services, LLC
301 E. Ocean Blvd., Suite 1720, Long Beach, CA 90802

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: **22-00483NV** TSG Order No.: **220381201-NV-VOI**

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 23, 2005. 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.

A public auction sale to the highest bidder for a cashier's check drawn on a state or national bank will be held by the duly appointed trustee as shown below. 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, with interest and late charges thereon, as provided in the notes(s), advances, under the terms of the Deed of Trust, interest thereon, 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.

Trustor: John M. Moss and Penny L. MOSS, husband and wife as joint tenants

Duly Appointed Trustee: Affinia Default Services, LLC

Recorded on May 31, 2005 as Document No.: 0645527 of Official Records in the office of the Recorder of **Douglas, Nevada**, described in the above referenced deed of trust.

Date of Sale: October 18, 2023 at 1:00 PM

Place of Sale: Main Entrance, Douglas County Courthouse, 1038 Buckeye Road, Minden, NV 89423

Estimated Sale Amount: \$311,222.38

Street Address or other common designation of real property: 1237 Sierra Vista Drive, Gardnerville, NV 89460

APN #: 1220-09-410-010

If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (916) 939-0772 for information regarding the trustee's sale or visit this Internet Web site, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-00483NV.

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown above. If no street address of other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days if the first publication of this Notice of Sale.

T.S. No.: 22-00483NV

This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only.

Dated: **September 12, 2023**

Kellee Vollendorff

By: **Kellee Vollendorff**
Foreclosure Associate
Affinia Default Services, LLC
301 E. Ocean Blvd., Suite 1720
Long Beach, CA 90802
(833) 290-7452

ACKNOWLEDGMENT

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
County of Los Angeles

On 9-12-23 before me, Omar Solorzano, a notary public, personally appeared Kellee Vollendorff, 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 *[Handwritten Signature]*

