

DOUGLAS COUNTY, NV 2023-1002781
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\$40.00 Pgs=2 12/01/2023 08:19 AM
WFG NATIONAL TITLE INSURANCE CO
SHAWNYNE GARREN, RECORDER

Recording Requested by:
Same as below

WFG National-Default Services

APN: 1320-34-001-024

When recorded mail to:

MORTGAGE LENDER SERVICES, INC.
7844 Madison Ave., Suite 145
Fair Oaks, CA 95628

Title Order No. 1804366NVD Trustee Sale No.: 131410-5 Loan No. 18-92N

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/21/2018. 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 01/03/2024 at 01:00 PM, MORTGAGE LENDER SERVICES, INC., as the duly appointed Trustee under and pursuant to Deed of Trust recorded on 06/28/2018 as Document No. 2018-916221 of Official Records in the Office of the Recorder of Douglas, State of Nevada, executed by: ROBERT BLAIR BARBERO as Trustor, THE SOCOTRA FUND, LLC, as 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 check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). 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, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, Nevada describing the land therein: All that certain lot, piece or parcel of land situate in and being a portion of the northeast 1/4 of Section 34, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows: Parcel 4B, as shown on that Parcel Map for Mary B. Ferrey Trust, recorded October 13, 1989, in Book 1089, Page 1527 as Document No. 212948, official records, Douglas County, Nevada.

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1581 BROKEN ARROW ROAD, GARDNERVILLE, NV 89410.

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 the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$887,370.63 (Estimated)

Accrued interest and additional advances, if any, will increase this figure prior to sale.

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.

To determine if reinstatement is possible and the amount, if any, necessary to cure the default, contact:

The Socotra Fund, LLC
c/o Socotra Capital, Inc.
2208 29th Street, Suite 100
Sacramento, CA 95817
(916) 277-9357

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com
AUTOMATED SALE INFORMATION NUMBER (916) 939-0772**

Date: November 30, 2023

MORTGAGE LENDER SERVICES, INC.
7844 Madison Ave., Suite 145
Fair Oaks, CA 95628
(916) 962-3453


Lauren Meyer, Vice President

MORTGAGE LENDER SERVICES, INC. MAY BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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 Sacramento

On 11/30/23 before me, Marsha Townsend, Notary Public, personally appeared Lauren Meyer 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.



