

DOUGLAS COUNTY, NV **2023-994247**  
Rec:\$40.00  
\$40.00 Pgs=3 02/24/2023 11:21 AM  
SERVICELINK TITLE AGENCY INC.  
SHAWNYNE GARREN, RECORDER

Recording requested by:

**ServiceLink**

When Recorded Mail To:

**BARRETT DAFFIN FRAPPIER  
TREDER & WEISS, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001-4320**

APN #: 1121-05-510-015

Property Address:

**230 MARK STREET  
GARDNERVILLE, NEVADA 89410**



NOTS00000009567553

Space above this line for Recorder's use only

Trustee Sale No.:00000009567553

Title Order No.:220447188

FHA/VA/PMI No.:

### NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/03/2006. 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.**

**BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 05/12/2006 as Instrument No. 0674741, Book No. 0506 and Page No. 4850 of official records in the office of the County Recorder of DOUGLAS County, State of NEVADA.**

**EXECUTED BY: LOIS CORDEIRO,**

**WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, (payable at time of sale in lawful money of the United States, by cashier's check drawn by a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank.**

**DATE OF SALE: 04/05/2023 TIME OF SALE: 1:00 PM**

**PLACE OF SALE: AT THE DOUGLAS COUNTY COURTHOUSE LOCATED AT 1038 BUCKEYE ROAD, MINDEN, NV 89423.**

STREET ADDRESS and other common designation, if any, of the real property described above is purported to be:

**230 MARK STREET, GARDNERVILLE, NEVADA 89410**

THE LEASEHOLD ESTATE CREATED BY THE SUBLEASE EXECUTED BY RUTH BROWN, AN UNMARRIED WOMAN, LESSOR, TO RUTH BROWN, AN UNMARRIED WOMAN AND ROBERT S. HOYT AND LAURA HOYT, HUSBAND AND WIFE ALL AS JOINT TENANTS, AS LESSEE, DATED JULY 14, 2004, RECORDED JANUARY 5, 2005 IN BOOK 0105, AT PAGE 1326, AS DOCUMENT NO. 633730, DEMISING AND LEASING FOR A TERM OF 50 YEARS, WITH AN AUTOMATIC EXTENSION FOR AN ADDITIONAL 49 YEARS, BEGINNING OCTOBER 8, 1997, THE FOLLOWING DESCRIBED PREMISES TOWIT:

LOT 15, AS SET FORTH ON RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON OCTOBER 13, 1997, IN BOOK 1097, PAGE 2348, AS DOCUMENT NO. 423881 AND AMENDED BY RECORD OF SURVEY RECORDED MARCH 8, 2000, AS DOCUMENT 487625, AND AMENDED RECORD OF SURVEY RECORDED APRIL 6, 2000, AS DOCUMENT NO. 489475, OFFICIAL RECORDS.

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is", the lender is unable to validate the condition, defects or disclosure issues of said property and buyer waves the disclosure requirements under NRS 113.130 by purchasing at the sale and signing said receipt. Said sale will be made, but without covenant or warranty, express 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, 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 **\$48,717.03**. 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 Breach and Demand for Sale, and a written Notice of Breach and Election to Sell. The undersigned caused said Notice of Breach and Election to Sell to be recorded in the county where the real property is located.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

FOR TRUSTEE SALE INFORMATION PLEASE CALL:

**AGENCY SALES & POSTING**  
**3220 EL CAMINO REAL**  
**SUITE 200**  
**IRVINE, CA 92602**  
**866-684-2727**  
**www.servicelinkASAP.com**

**BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP as Trustee**

BY: Manuel Loeza

Dated: 02/23/2023

**Manuel Loeza**  
**Foreclosure Supervisor**

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State of TEXAS

County of DALLAS

On 2/23/2023 before me, Benjamin Kelley, Notary Public, personally appeared Manuel Loeza, 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.

WITNESS my hand and official seal.

Benjamin Kelley  
Notary Public in and for said County and State

