

DOUGLAS COUNTY, NV

2024-1006477

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FIDELITY DEFAULT RESOLUTION NETWORK

SHAWNYNE GARREN, RECORDER

APN : 1419-09-001-002

RECORDING REQUESTED BY:

SIMPLIFILE

WHEN RECORDED MAIL TO

**FIDELITY NATIONAL TITLE INSURANCE
COMPANY**

**5170 Golden Foothill Parkway, Suite 130
El Dorado Hills, CA 95762**

Trustee Sale No.: 23-00344-2FNT

Reference No.: Thomas

NOTICE OF TRUSTEE'S SALE

IMPORTANT NOTICE TO PROPERTY OWNER

YOU ARE IN DEFAULT UNDER A DEED OF TRUST WITH ASSIGNMENT OF LEASES, RENTS, SECURITY AGREEMENT AND FIXTURE FILING DATED MAY 12, 2021. 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 **May 8, 2024, at 01:00 PM**, FIDELITY NATIONAL TITLE INSURANCE COMPANY, as duly appointed Trustee (the "Trustee") **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH at the Douglas County Courthouse located at 1038 Buckeye Road, Minden, NV**, all right, title and interest conveyed to and now held by it under and pursuant to DEED OF TRUST WITH ASSIGNMENT OF LEASES, RENTS, SECURITY AGREEMENT AND FIXTURE FILING executed by GREGORY A. THOMAS and HEATHER L. THOMAS, Co-Trustees of the THOMAS LIVING TRUST, dated October 18, 1995, as Trustor (the "Original Trustor"), in favor of Kevin Lipton, an individual, as Beneficiary (the "Original Beneficiary"), and recorded on May 14, 2021, as Instrument No. 2021-967466 of the official records in the office of the Recorder of Douglas County, Nevada, (the "Deed of Trust"), all that certain property situated in said County and State, and more commonly described as:

PARCEL 1:

Lot 57 of CLEAR CREEK TAHOE - PHASE 3A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 23, 2020, as File No. 2020-943845, Official Records.

PARCEL 2:

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records. And Amendments thereto recorded as Document numbers 890755, 902099, and 916465.

The term "Trustor" as used herein shall mean either the Original Trustor or, if applicable, its successor in interest with respect to the Trust Property, and that

The term "Beneficiary" as used herein shall mean either the Original Beneficiary or, if applicable, its successor in interest with respect to the Trust Property, and that

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the Trust Property described above is purported to be: 186 Tor Court, Carson City, NV

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 or encumbrances, to pay the remaining unpaid balance of the obligations secured by the property to be sold and reasonably estimated costs, expenses and advances as of the first publication date of this Notice of Trustee's Sale, to wit: \$1,675,300.29 estimated. Accrued interest and additional advances, if any, will increase the figure prior to sale. The property offered for sale excludes all funds held on account by the property receiver, if applicable.

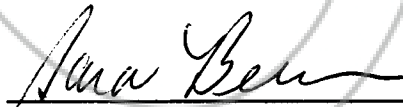
Beneficiary's bid at sale may include all or part of said amount. In addition to cash, the Trustee will accept, all payable at time of sale in lawful money of the United States a Cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in the applicable sections of the Nevada Administrative Code and authorized to do business in the State of Nevada, or other such funds acceptable to the Trustee.

The Beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale. The undersigned caused said Notice of Breach and Default and of Election to Cause Sale of Real Property Under Deed of Trust to be recorded in the County where the Trust Property is located and more than three months have elapsed since such recordation.

**SALE INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com
AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727**

Date: April 8, 2024

FIDELITY NATIONAL TITLE INSURANCE COMPANY, as Trustee
5170 Golden Foothill Parkway, Suite 130
El Dorado Hills, CA 95762
Phone No.: 916-636-0114



Sara Berens, Authorized Signature

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 El Dorado

On April 8, 2024 before me, Kathryn Martin, Notary Public, personally appeared Sara Berens, 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.

Kathryn Martin

