

APN: 1220-16-210-026

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

DOUGLAS COUNTY, NV **2024-1007349**
Rec:\$40.00
\$40.00 Pgs=2 **05/03/2024 08:20 AM**
MORTGAGE CONNECT - TSG
SHAWNYNE GARREN, RECORDER

T.S. No.: 2023-08039-NV

It is hereby affirmed that this document submitted for recording does not contain personal information of any person or persons (NRS 239B.030)

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/28/2017. 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.

On 5/29/2024 at 1:00 PM, at In front of the North side public entrance to the Douglas County Courthouse, 1038 Buckeye Road AKA 1625 8th Street, Minden, NV 89423, Nestor Solutions, LLC, the duly appointed substituted Trustee, will sell at public auction to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, all right, title and interest conveyed to and now held by the trustee in the property described herein under and pursuant to the Deed of Trust dated 10/28/2017, executed by **Erica M. Hoyopatubbi, a married woman, as her Sole and Separate Property**, as trustor to secure obligations in favor of **Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns**, as original Beneficiary, recorded on 11/9/2017 as Instrument No. 2017-906704 in book --, page -- of Official Records in the Office of the County Recorder of Douglas County, Nevada. Said property is commonly known as 944 COMO CT GARDNERVILLE, NV 89460. The estimated sale amount is **\$127,032.28**.

The property described herein is being sold "as is." The Beneficiary is unable to validate the condition, defects or disclosure issues of said property and the purchaser at the sale waives the disclosure requirements under NRS 113.130 by purchasing at this sale. 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 note(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 above. The amount may be greater on the day of sale. The present Beneficiary may elect to bid less than the total amount due.

The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or 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 of the date of first publication of this Notice of Trustee's Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, or the Beneficiary's Agents.

This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation.

Date: 04/30/2024

Nestor Solutions, LLC
Huntington Beach, California 92648
Phone: (888) 403-4115
Sale Line: (800) 758-8052


Lori Womack, SVP/Trustee Operations

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 ORANGE

On 04/30/2024, before me, Magaly Garcia, Notary Public, personally appeared Lori Womack, 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 of Notary, Magaly Garcia

