

APN 1420-18-214-023

RECORDING REQUESTED BY

And When Recorded **First American Title**

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

Trustee Sale No. **1049305-03** Space Above This Line For Recorder's Use

1494465

NOTICE OF TRUSTEE'S SALE

APN: 1420-18-214-023 TRA: 350
LOAN NO: 2006503078
REF: REDMAN, RICHARD W.
UNVER

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **August 26, 1999**. 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 **April 09, 2003**, at **1:00pm**, **CAL-WESTERN RECONVEYANCE CORPORATION**, as duly appointed trustee under and pursuant to Deed of Trust recorded **August 31, 1999**, as Inst. No. **0475656**, in book **0899**, page **6061-6067**, of Official Records in the office of the County Recorder of **DOUGLAS** County, State of **NEVADA** executed by:

RICHARD REDMAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON 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:

**AT THE DOUGLAS COUNTY COURTHOUSE,
1616 8TH STREET
MINDEN NEVADA**

all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as:

LOT 2, IN BLOCK A AS SHOWN ON THE MAP OF SILVERADO HEIGHTS SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA; MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

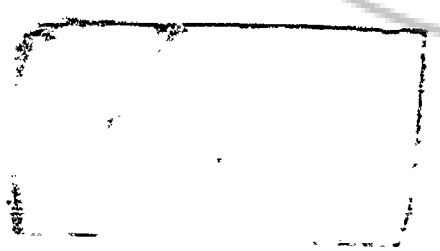
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REV. 03/05/02

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BK0303PG06195



NOTICE OF TRUSTEE'S SALE

T.S. No: 1049305-03

The street address and other common designation, if any, of the real property described above is purported to be:

**3304 PLYMOUTH DRIVE
CARSON CITY NV 89705**

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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust to wit:

\$91,247.18 with interest thereon from **August 01, 2002 @ 8.250%** per annum as provided in said note(s) plus cost and any advances with interest. **ESTIMATED TOTAL DEBT: \$99,078.51.**

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.

**FOR SALES INFORMATION: Mon – Fri 9:00am to 4:00pm (619)590-1221
CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004**

Dated: **March 14, 2003**

By:

Esther Chimbalaire
Authorized Signature

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REV. 03/05/02

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TRUSTEE SALE GUARANTEE
(NEVADA)

ORDER NO: 1494465
REFERENCE NO: 1049305-03
TITLE OFFICER: LAURA SOZA

EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS,
CITY OF CARSON CITY, AND IS DESCRIBED AS FOLLOWS:

LOT 2, IN BLOCK A AS SHOWN ON THE MAP OF SILVERADO HEIGHTS SUBDIVISION, FILED FOR RECORD IN
THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 18, 1978, AS
DOCUMENT NO. 25326, AND CERTIFICATE OF AMENDMENT OF THE FINAL PLAT OF SAID SUBDIVISION
RECORDED AUGUST 23, 1979, IN BOOK 879 OF OFFICIAL RECORDS, AT PAGE 1725, DOUGLAS
COUNTY, NEVADA, AS DOCUMENT NO. 35885, AND CERTIFICATE OF AMENDMENT OF THE FINAL PLAT OF
SAID SUBDIVISION RECORDED OCTOBER 12, 1979, IN BOOK 1079 OF OFFICIAL RECORDS, AT PAGE 1039,
DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 37638.

1420-18-214-023

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 MAR 14 PM 12: 19

WERNER CHRISTEN
RECORDER

\$ 17⁰⁰ PAID *KJ* DEPUTY

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