

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2003 DEC 18 PM 4:26

WERNER CHRISTEN  
RECORDER

\$ 17.00 PAID *Be* DEPUTY

1220-16-610-036  
RECORDING REQUESTED BY  
FIRST AMERICAN TITLE COMPANY

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

Trustee Sale No. **1058738-05** 1967324 Space Above This Line For Recorder's Use

## NOTICE OF TRUSTEE'S SALE

APN: 1220-16-610-036 TRA: 530  
LOAN NO: 7053762  
REF: ACEVES-NOLAN, CONNIE  
UNINS

### IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **September 16, 1998**. 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 **January 14, 2004**, at **1:00pm**, **CAL-WESTERN RECONVEYANCE CORPORATION**, as duly appointed trustee under and pursuant to Deed of Trust recorded **September 21, 1998**, as Inst. No. **0449862**, in book **0998**, page **4032**, of Official Records in the office of the County Recorder of **DOUGLAS** County, State of **NEVADA** executed by:

**CONNIE R. ACEVES-NOLAN A MARRIED WOMAN AND DARYL L. NOLAN**

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 213 AS SAID LOT IS SHOWN ON THE OFFICIAL MAP OF  
GARDNERVILLERANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965, IN BOOK 1 OF MAPS,  
FILED AS NO. 28309, AND TITLE SHEET AMENDED ON JUNE 4, 1965, AS FILE NO. 28377.**

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Rev. 08/11/2003

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BK1203PG08629

**NOTICE OF TRUSTEE'S SALE**

T.S. No: 1058738-05

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

**1396 JOBS PEAK DRIVE  
GARDNERVILL NV 89460**

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:

**\$82,235.65** with interest thereon from **May 08, 2003 @ 11.750%** per annum as provided in said note(s) plus cost and any advances with interest. **ESTIMATED TOTAL DEBT: \$91,035.23.**

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: **December 18, 2003**

By:   
Authorized Signature **Corine Eakes**

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**EXHIBIT "A"**

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

LOT 213, AS SAID LOT IS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 2,  
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 1,  
1965, IN BOOK 1 OF MAPS, FILED AS NO. 28309, AND TITLE SHEET AMENDED ON JUNE 4, 1965, AS  
FILE NO. 28377.



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