

OFFICIAL RECORD

Requested By:
STEWART TITLE

RECORDING REQUESTED BY
And When Recorded Mail To:

CAL-WESTERN RECONVEYANCE
CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004
050500 598

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 5 Fee: 18.00
BK-0605 PG- 7139 RPTT: 0.00



5890054

FIDELITY NATIONAL TITLE - NOS

Trustee Sale No. 1074495-02

Space Above This Line For Recorder's Use

NOTICE OF TRUSTEE'S SALE

APN: 1319-30-201-001 TRA: NONE
LOAN NO: 6354892074
REF: THULIN, JAMES E.
UNINS

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED February 19, 2003. 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 July 13, 2005, at 1:00pm, CAL-WESTERN RECONVEYANCE CORPORATION, as duly appointed trustee under and pursuant to Deed of Trust recorded February 25, 2003, as Inst. No. 0568143, in book 0203, page 10577, of Official Records in the office of the County Recorder of DOUGLAS County, State of NEVADA executed by:

JAMES E. THULIN, A SINGLE MAN

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:

PARCEL 1: ALL THAT PORTION OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.M, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF PARCEL 3, AS SHOWN ON AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

NOTICE OF TRUSTEE'S SALE

T.S. No: 1074495-02

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

**140 GRANITE CREST
STATELINE NV 89449**

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:

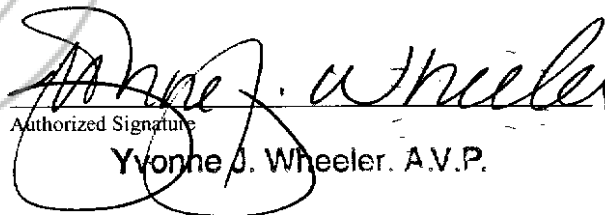
\$531,007.64 with interest thereon from **November 01, 2004** @ the rate of 5.750% per annum as provided in said note(s) plus cost and any advances with interest. **ESTIMATED TOTAL DEBT: \$562,068.88.**

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: **June 13, 2005**

By:


Authorized Signature

Yvonne J. Wheeler, A.V.P.

SEAL



Exhibit A
Legal Description

TS# 1074495-02

PARCEL 1:

All that portion of Section 30, Township 13 North, Range 19 East, N.D.M., more particularly described as follows:

Beginning at the Northwest corner of Parcel 3, as shown on that certain Record of Survey for Nev-Pines Association, filed for record as Document No. 51823; thence East 200.00 feet; thence South 38°56'58" East 71.63 feet; thence South 40°53'34" West 89.26 feet; thence East 90.00 feet; thence North 65.00 feet; thence North 63°54'44" East 180.00 feet; thence South 72°15'41" East 315.00 feet; thence South 00°01'18" West 100.00 feet; thence West 738.31 feet; thence North 00°01'18" East 175.00 feet to the Point of Beginning.

Said land is further shown on that certain Record of Survey for The Roberts Family Trust, recorded January 29, 1998, in Book 198, Page 4462, Document No. 431457, Official Records of Douglas County, Nevada.

Assessors Parcel No. 1319-30-201-001

SAVING AND EXCEPTING THEREFROM, however, all minerals and mineral ores of every kind, nature, and description, on or beneath the surface of said lands, together with the right to prospect for, mine, and remove said minerals or mineral ores, all as specifically reserved unto the Clover Valley Lumber Company by that certain deed dated December 11, 1947, recorded December 20, 1947, in Book Y, at Page 321

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JANUARY 29, 1998, BOOK 198, PAGE 4739, AS FILE NO. 431571, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 2:

An easement created by that certain instrument dated July 28, 1983 by and between HEAVENLY VALLEY, a Nevada Partnership acting by and through WILLIAM DAVID KELLEBREW,



a General Partner (Grantor) and NEV-PINES ASSOCIATES, a partnership and ROBERT E. TOUT, a General Partner (Grantee) recorded November 15, 1983 in Book 1183, Pages 1387 and 1395, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An easement created by that certain instrument dated August 22, 1983 by and between HEAVENLY VALLEY, a Nevada Partnership acting by and through WILLIAM DAVID KILLEBREW, a General Partner (Grantor) and NEV-PINES ASSOCIATES, a partnership and ROBERT E. TOUT, a General Partner (Grantee) recorded November 15, 1983 in Book 1183, Page 1407, as Document No. 90943, Official Records of Douglas County, State of Nevada.

PARCEL 4

An easement created by that certain instrument dated August 22, 1983 by and between HEAVENLY VALLEY, a Nevada Partnership acting by and through WILLIAM DAVID KILLEBREW, a General Partnership (Grantor) and NEV-PINES ASSOCIATES, a partnership and ROBERT E. TOUT, a General Partner (Grantee) recorded November 15, 1983 in Book 1183, Page 1411, as Document No. 90944, Official Records of Douglas County, State of Nevada. Document correcting said easement was recorded June 15, 1984 in Book 684 of Official Records at Page 1496, Douglas County, Nevada, as Document No. 102280.

PROPERTY ADDRESS : 140 GRANITE CREST
: STATELINE, NEVADA 89449

