

WHEN RECORDED MAIL TO:

The Cooper Castle Law Firm
fka The Cooper Christensen Law Firm, LLP
820 S. Valley View Blvd.
Las Vegas, NV 89107
Attn: Shannon White

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 2 Fee: 15.00
BK-1206 PG- 8780 RPT: 0.00



T.S. No: 06-09-2388
Tax Parcel No.: 1220-22-110-042
Title Report No.: 3088155

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED February 14, 2006. 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.

A public auction sale to the highest bidder for a cashier's check drawn on a state or national bank will be held by the duly appointed trustee as shown below. 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 to be set forth below. The amount may be greater on the day of sale.

TRUSTOR: **Andrea L. Calvert**
Duly Appointed Trustee: **The Cooper Christensen Law Firm, LLP**
Recorded as Instrument No. **0668780**, on **February 27, 2006**, in Book **0206**, Page **8674**, of Official Records in the office of the Recorder of **Douglas County, Nevada**, Described as follows:

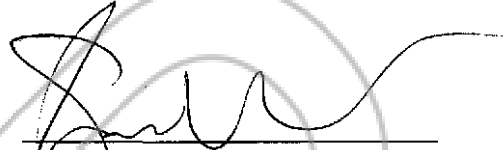
LOT 39, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 5, FILED IN THE COUNTY OF DOUGLAS, NEVADA ON NOVEMBER 4, 1970, AS DOCUMENT NO. 50056

Date of Sale: **January 18, 2007 at 1:00 PM**
Place of Sale: **at the 8th street entrance to the County Courthouse, 1616 8th St., Minden, NV**
Estimated Sale Amount: **\$252,188.18**
Street Address or other common designation of real property: **765 Lassen Way, Gardnerville, NV 89460**
APN #: **1220-22-110-042**

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 Sale.

Date: December 11, 2006

The Cooper Castle Law Firm
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820 South Valley View Blvd.
Las Vegas, Nevada 89107
(702) 651-6600 Sales Line
www.ccfirm.com



Shannon White
Trustee's Sale Officer

State of Nevada } SS.
County of Clark }

On 12-20-06 before me, the undersigned, Michael Chen personally appeared Shannon White personally known to me (or 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.
WITNESS my hand and official seal.

Signature _____ (Seal)

