

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0307 PG-1835 RPTT: 0.00



RECORDING REQUESTED BY
BUTLER & HOSCH, P.A.

AND WHEN RECORDED MAIL TO
BUTLER & HOSCH, P.A.
38713 Tierra Subida
Unit 200 #609
Palmdale, CA 93551-4562

060502044

"LSI TITLE, FNDS DIVISION"

Title Order No. 6890357 Trustee Sale No. 243767 Loan No. 966515 APN 1121-05-513-002

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/04/2005. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 03/28/2007 at 01:00PM, FIDELITY NATIONAL TITLE INSURANCE COMPANY C/O BUTLER & HOSCH, P.A. as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 3/2/2005 AS INSTRUMENT #0637972 of official records in the Office of the Recorder of Douglas County, Nevada, executed by: JOHN M. DUNHAM, SHIRLEY DUNHAM, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON. as Trustor, BANK OF NEW YORK TRUST COMPANY NA SUCCESSOR TO JP MORGAN CHASE BANK AS TRUSTEE as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by 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 specified in section 5102 of the Financial Code and authorized to do business in this state). At: THE 8TH ST. ENTRANCE TO THE COUNTY ADMINISTRATION BUILDING 1616 8TH ST., MINDEN, NV, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, Nevada describing the land therein: AS PER EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This property is sold as-is, lender is unable to validate the condition, defects or disclosure issues of said property and Buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing said receipt. PLEASE NOTE THAT THIS IS A LEASEHOLD ESTATE, CREATED BY THE SUBLEASE EXECUTED BY WEST RIDGE HOMES, INC., A NEVADA CORPORATION, AS LESSOR, TO JOHN M. DUNHAM, A MARRIED MAN, AS LESSEE, DATED DECEMBER 30, 2003 AND RECORDED DECEMBER 31, 2003 IN BOOK 1203, AT PAGE 14104, AS DOCUMENT NO. 601016, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

The street address and other common designation, if any, of the real property described above is purported to be: 2 CONNER WAY, GARDNERVILLE, NV 89410.

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 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$259,970.17 (Estimated)

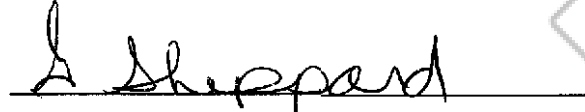
Title Order No. 6890357 Trustee Sale No. 243767 Loan No. 966515 APN 1121-05-513-002

Accrued interest and additional advances, if any, will increase this figure prior to sale.

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 and more than three months have elapsed since such recordation.

Date: 3/1/07

FIDELITY NATIONAL TITLE INSURANCE COMPANY, TRUSTEE
C/O BUTLER & HOSCH, P.A., AS AGENT FOR BENEFICIARY
38713 Tierra Subida
Unit 200 #609
Palmdale, CA 93551-4562
(661) 273-3717
(714)573-1965





ACKNOWLEDGMENT

State of California
County of Orange

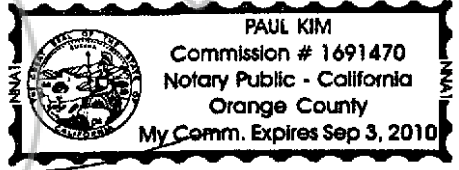
On 3/01/07 before me, G. Sheppard
(here insert name and title of the officer)

personally appeared _____

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)