

DOC # 0696567  
03/07/2007 03:12 PM Deputy: CF

OFFICIAL RECORD

Requested By:

FIRST CENTENNIAL TITLE CO OF

NV

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00

BK-0307 PG- 2141 RPTT: 0.00

RECONTRUST COMPANY, N.A.  
177 Countrywide Way  
Lancaster, CA 93535

TS No. 05-00923

Title Order No. 5230057

Investor/Insurer No.60529278

APN No.:1220-21-610-252



138261-TSG

### NEVADA NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/23/2004. 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.**

Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by JON S MACPHERSON AND CATHY J MACPHERSON, HUSBAND AND WIFE, AS JOINT TENANTS, dated 07/23/2004 and recorded 07/30/2004, as Instrument No. 0620292, in Book 0704, Page 14101, of Official Records in the office of the County Recorder of DOUGLAS County, State of Nevada, will sell on 04/04/2007 at 01:00 PM, at At the 8th Street entrance to the County Courthouse, 1616 Eighth Street, Minden, NV at public auction, to the highest bidder for cash (in the forms which are lawful tender in the United States, payable in full at time of sale), 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 and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 713 ADDLER ROAD, GARDNERVILLE, NV 89460. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$254,630.69. It is possible that at the time of sale the opening bid may be less than the total indebtedness due.

In addition to cash, the Trustee will accept cashier's checks 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 specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

DATED: ~~April 19, 2005~~ 3/05/07  
RECONTRUST COMPANY, N.A., Trustee  
177 Countrywide Way  
Lancaster, CA 93535  
Phone (800) 281-8219  
Sale Information (626) 927-4399

By: Diana S. Feehan  
Diana S Feehan, Assistant Secretary

RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.

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BK- 0307  
PG- 2142

Form nvnos (07/01)

STATE OF TEXAS  
COUNTY OF DALLAS

On 3/5/07 before me, SANDRA L. HICKEY, Notary Public, personally appeared DIANA S. FEJAN, 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.  
Sandra L. Hickey



COPY

TS # 05-00923

PUB#

LOAN TYPE: CONV

## "EXHIBIT A"

### LEGAL DESCRIPTION

LOT 394 OF GARDNERVILLE RANCHOS UNIT NO.6, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS FILE NO. 66512

*Form legaldesc (07/01)*



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