

OFFICIAL RECORD

Requested By:

FIRST AMERICAN TITLE COMPANY

Town and Country
505 City Parkway West Suite 200
Orange, CA 92868

Douglas County - NV
Werner Christen - Recorder

APN: 1220-21-710-016
T.S. No. T06-23874-NV
Loan No. 0097156434

Page: 1 Of 3 Fee: 16.00
BK-0307 PG- 7204 RPTT: 0.00



3186987 DM

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04-26-2006. 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 cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described 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: MICHAEL CAHILL, AN UNMARRIED MAN

Duly Appointed Trustee: TOWN & COUNTRY TITLE SERVICES, INC.

Recorded 05-03-2006 as Instrument No. 0674080 in book 0506, page 1615 of Official Records in the office of the Recorder of DOUGLAS County, Nevada, Described as follows:

SEE EXHIBIT A

Date of Sale: 04-18-2007 at 1:00 PM

Place of Sale: AT THE 8TH ST. ENTRANCE TO THE COUNTY ADMINISTRATION BUILDING, 1616 8TH STREET
MINDEN, NEVADA

Estimated Sale Amount: \$248,362.97

Street Address or other common designation of real property: 692 BLUEROCK ROAD
GARDNERVILLE, NV 89460

A.P.N.: 1220-21-710-016

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.

THIS PROPERTY IS SOLD AS-IS, LENDER IS UNABLE TO VALIDATE THE CONDITION AND BUYER WAIVES THE DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENTS UNDER NRS 113.130 BY PURCHASING AT THIS SALE AND SIGNING SAID RECEIPT.

FOR SALES INFORMATION PLEASE CONTACT: PRIORITY POSTING AND PUBLISHING PRIORITY POSTING AND PUBLISHING AT WWW.PRIORITYPOSTING.COM OR (714) 573-1965

Date:
03-23-2007

Town and Country
505 City Parkway West Suite 200
Orange, CA 92868
(888) 485-9191

REINSTATEMENT LINE 800-430-5262 EXT 38145

Denisse Aguilar
DENISSE AGUILAR, DEPARTMENT ASSISTANT

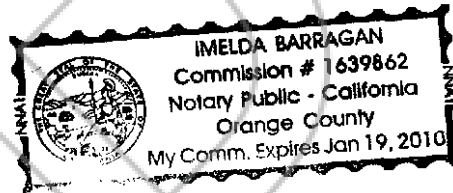
State of CA }ss
County of ORANGE}

On **March 07, 2007** before me, **Imelda Barragan** Notary Public, personally appeared DENISSE AGUILAR, 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.

Imelda Barragan

Imelda Barragan
NOTARY PUBLIC



Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction.

The undersigned hereby affirms that there is no Social Security number contained in this document.



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 3, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN
THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, AS
DOCUMENT NO. 72456.

1220-21-710-016

COPY



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