

DOC # 0702770
06/11/2007 03:04 PM Deputy: CF

OFFICIAL RECORD

Requested By:

FIRST CENTENNIAL TITLE CO OF
NV

Douglas County - NV
Werner Christen - Recorder

Page: 1 of 2 Fee: 15.00
BK-0607 PG- 2987 RPTT: 0.00



RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY
AND WHEN RECORDED MAIL TO
CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: N 11 06 12
Chatsworth, CA 91311

Space above this line for recorder's use only

APN#: 1219-15-001-109

Title Order No. 6670955 Trustee Sale No. 106449NV Loan No. 0003676095

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/17/2003. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 07/18/2007 at 01:00 PM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 07/25/2003, Book 0703, Page 12617, Instrument 0584420 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: JEFFREY ANDERSON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY as Trustor, EMC MORTGAGE 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 cashier's check drawn by a state or federal credit union, or a cashier's 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: AT THE 8TH STREET 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: LOT 19, AS SHOWN ON THE OFFICIAL MAP OF SHERIDAN ACRES UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 8, 1966, IN BOOK 41, PAGE 192, AS DOCUMENT NO. 32486.*

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 970 SHERIDAN LANE, 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: \$267,444.66 (Estimated)

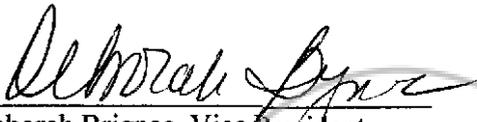
Accrued interest and additional advances, if any, will increase this figure prior to sale.

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.

Sale information: (714) 259-7850 or www.fidelityasap.com or (714) 573-1965 or www.priorityposting.com

Date: 06-07-2007

CALIFORNIA RECONVEYANCE COMPANY, as Trustee, **I, the undersigned hereby affirm that this document submitted for recording does not contain a social security number.**


Deborah Brignac, Vice President

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 06-07-2007 before me, FRED RESTREPO, "Notary Public" personally appeared DEBORAH BRIGNAC, 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)

