

OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN TITLE COMPANY

Recording Requested By:  
FIRST AMERICAN TITLE INSURANCE  
COMPANY

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-0707 PG- 9668 RPTT: 0.00



When Recorded Mail To:  
LOANSTAR MORTGAGEE SERVICES, L.L.C.  
15000 SURVEYOR BLVD, SUITE 250  
ADDISON, TEXAS 75001

3294926

TS No.: 20079019201990  
FHA/VA/PMI No.:  
APN: 1320-33-816-018

Space above this line for Recorder's use only

NEVADA

**NOTICE OF TRUSTEE'S SALE**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/30/2005. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 8/15/2007 at 1:00 P.M., LOANSTAR MORTGAGEE SERVICES, L.L.C., as duly appointed Trustee under and pursuant to Deed of Trust recorded 11/9/2005, as Instrument No. 0660328, in book , page , of Official records in the Office of the County Recorder of DOUGLAS County, State of NEVADA. Executed by:

**RICHARD E BROWN  
VALERIE BROWN**

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized, (Payable at time of sale in lawful money of the United States) FROM ENTRANCE TO THE COUNTY COURTHOUSE, 1616 EIGHTH STREET, 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 and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 1320-33-816-018.

The street address and other common designation, if any, of the real property described above is purported to be:

1412 SOUTH MARION RUSSELL, GARDNERVILL, NV 89410

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

TS No.: 20079019201990

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 said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$398,489.09. 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.

**THIS PROPERTY IS SOLD AS-IS, THE LENDER AND ITS ASSETS ARE UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENT UNDER NRS 113.130 BY PURCHASING THIS SALE AND SIGNING SAID RECEIPT.**

First American Title Insurance Company  
LoanStar Mortgagee Services, L.L.C.  
3 First American Way  
Santa Ana, CA 92707

Date: 7-25-07

*Wendy Randall*

LOANSTAR MORTGAGEE SERVICES, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

FOR TRUSTEE'S SALE  
INFORMATION PLEASE CALL 888-422-2028

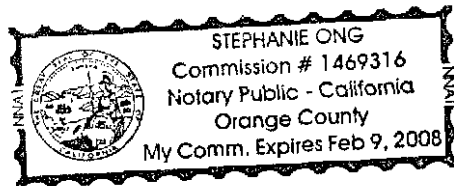
**WENDY RANDALL**

State of California )  
County of orange ) §

On 7-25-07 before me Stephanie Ong Notary Public, personally appeared WENDY RANDALL personally known to me (or proved to me on the basis of satisfactory evidence) to be 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)  
Notary Public In and for said County and State



**EXHIBIT A**

**THE LAND IS SITUATED IN CITY OF GARDNERVILLE, COUNTY OF DOUGLAS STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:**

**LOTS 65, IN BLOCK C, AS SHOWN ON THE FINAL SUBDIVISION MAP #1006-11 OF CHICHESTER ESTATES PHASE 11, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 27, 2002 IN BOOK 1202, PAGE 12732, AS DOCUMENT NO. 562225, AND AMENDED BY CERTIFICATE OF AMENDMENT, RECORDED MARCH 27, 2003 IN BOOK 0303, PAGE 13037, AS DOCUMENT NO. 0571430, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

