

**First American Title Co.**

RECORDING REQUESTED BY  
And When Recorded Mail To:

CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004

*33 K3U5W*

Trustee Sale No. **1104530-04**

**DOC # 0706751**  
08/01/2007 01:50 PM Deputy: GB  
**OFFICIAL RECORD**  
Requested By:  
**FIRST AMERICAN TITLE COMPANY**

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-0807 PG-00451 RPTT: 0.00



Space Above This Line For Recorder's Use

**NOTICE OF TRUSTEE'S SALE**

APN: 1320-30-210-001 TRA: 510  
REF: **BOHLER, STEVEN A.**

LOAN NO: XXXXXX7319  
UNINS

**IMPORTANT NOTICE TO PROPERTY OWNER:**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **February 02, 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 **August 22, 2007**, at **1:00pm**, **CAL-WESTERN RECONVEYANCE CORPORATION**, as duly appointed trustee under and pursuant to Deed of Trust recorded **February 08, 2005**, as Inst. No. **0636295**, in book **0205**, page **2909**, of Official Records in the office of the County Recorder of **DOUGLAS** County, State of **NEVADA** executed by:  
**STEVEN A BOHLER, A MARRIED MAN SOLE AND SEPARATE PROPERTY**

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK 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:

**AT THE DOUGLAS COUNTY COURTHOUSE,  
1616 8TH STREET  
MINDEN NEVADA**

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:

**LOT 3, BLOCK M, AS SHOWN ON THE OFFICIAL MAP OF WESTWOOD VILLAGE UNIT NO. II, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 23, 1988, AS DOCUMENT NO. 180866.**

**NOTICE OF TRUSTEE'S SALE**

Loan: XXXXXX7319  
T.S. No: 1104530-04

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

**823 MAHOGANY DRIVE  
MINDEN NV 89423**

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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: **\$471,826.41**

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.

**FOR SALES INFORMATION: Mon – Fri 9:00am to 4:00pm (619)590-1221  
CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004**

Dated: **July 31, 2007**

By:

  
Authorized Signature  
**Yvonne J. Wheeler, A.V.P.**

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On 7-31-07 before me,

**J. Reed**

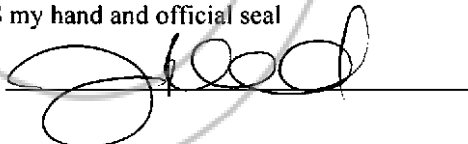
a Notary Public in and

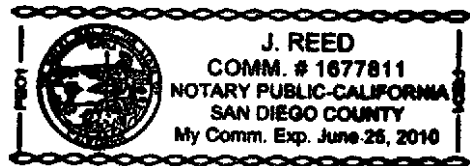
for said state, personally appeared **Yvonne J. Wheeler, A.V.P.**

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





(this area for official Notary Seal)