

DOC # 710162
09/28/2007 11:12AM Deputy: PK
OFFICIAL RECORD
Requested By:
FIRST CENTENNIAL - CARSO
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 4 Fee: 17.00
BK-907 PG-7154 RPTT: 0.00



WHEN RECORDED MAIL TO:
RECONTRUST COMPANY, N.A.
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063

TS No. 07-29530
Title Order No. H702519
Investor/Insurer No.1698408144
APN No.:1420-07-112-001
162769-TSG

NEVADA NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/05/2004. 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 WILLIAM C NAGEL AND CHRISTINE NAGEL, HUSBAND AND WIFE, dated 08/05/2004 and recorded 08/16/2004, as Instrument No. 0621549, in Book 0804, Page 06402, of Official Records in the office of the County Recorder of DOUGLAS County, State of Nevada, will sell on 10/31/2007 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: 870 RIDGE CREST DRIVE, CARSON CITY, NV 89705. 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 \$236,409.05. 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: September 26, 2007
RECONTRUST COMPANY, N.A., Trustee
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063
Phone (800) 281-8219
Sale Information (626) 927-4399

By: Sandra Shelton
Sandra Shelton, Team Member

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

I, the undersigned hereby affirm that
this document submitted for recording
does not contain a Social Security
number.

Form nvnos (07/01)



BK-907
PG-7155

TS # 07-29530

PUB#

LOAN TYPE: CONV

"EXHIBIT A"

LEGAL DESCRIPTION

LOT K-1, IN BLOCK K, AS SHOWN ON THE FINAL MAP #1007-3 OF VALLEY VISTA ESTATES, PHASE 2, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON AUGUST 29, 1997, IN BOOK 897, PAGE 6072, AS DOCUMENT NO 420670, OFFICIAL RECORDS.
APN: 1420-07-112-001

Form legaldesc (07/01)



BK-907
PG-7156

STATE OF **Texas**

COUNTY OF **Dallas**

On 9/24/07 before me, Andre D. Jones, Notary Public, personally appeared SANDRA SHELTON, 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.

Andre D. Jones



BK-907
PG-7157