

12-
DOC # 0714393
12/06/2007 10:44 AM Deputy: DW

OFFICIAL RECORD

Requested By:
FIRST CENTENNIAL-CARSON CITY

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

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-1207 PG-1097 RPTT: 0.00

TS No. 07-43430

Title Order No. H703679

Investor/Insurer No.147860936

APN No.:1220-15-410-033



NEVADA NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/28/2006. 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.

Notice is hereby given that RECONTRUST COMPANY, as duly appointed trustee pursuant to the Deed of Trust executed by KIRK SHELTON AND CHERYL A SHELTON, HUSBAND AND WIFE AS JOINT TENANTS, dated 12/28/2006 and recorded 01/10/2007, as Instrument No. 692493, in Book 107, Page 2900, of Official Records in the office of the County Recorder of DOUGLAS County, State of Nevada, will sell on 01/09/2008 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: 840 LONG VALLEY ROAD, GARDNERVILLE, NV 89460. 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 \$373,144.49. 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: November 28, 2007
RECONTRUST COMPANY, 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 is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.

Form nvnos (07/01)


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BK- 1207
PG- 1098

TS # 07-43430

PUB#

LOAN TYPE: CONV

"EXHIBIT A"

LEGAL DESCRIPTION

LOT 30 , IN BLOCK O, OF GARDNERVILLE RANCHOS UNIT NO 4, ACCORDING TO
THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF
DOUGLAS COUNTY, NEVADA, ON APRIL 10, 1967, AS DOCUMENT NO 35914

Form legaldesc (07/01)



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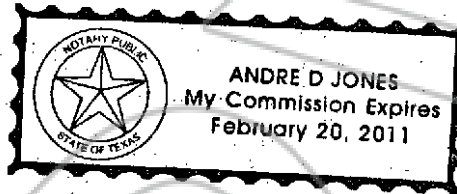
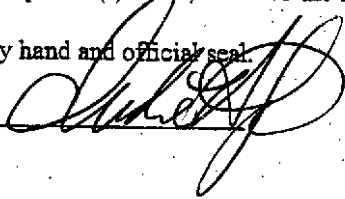
BK- 1207
PG- 1099

STATE OF **Texas**

COUNTY OF **Dallas**

On 11/29/07 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.



COPY

