12/06/2007 10:50 AM Deputy: DW OFFICIAL RECORD

Requested By:

FIRST CENTENNIAL-CARSON CITY

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

National Default Servicing Corporation 2525 East Camelback Road, Suite 200

Phoenix, AZ 85016

NDSC File No. :

07-31019-FF-NV

Loan No.

1044302622

Title Order No :

H703451

APN No.

1320-33-810-032

Douglas County - NV Werner Christen - Recorder

Page: BK-1207

0f4 PG- 1109 RPTT:

Fee:

17.00 0.00



NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/01/2004 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 National Default Servicing Corporation as trustee (or successor trustee, or substituted trustee), pursuant to the Deed of Trust executed by THOMAS P. HUTCHSON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, dated 06/01/2004 and recorded 06/18/2004, as Instrument No. 0604-09604 in Book, Page, of Official Records in the office of the County Recorder of DOUGLAS County, State of NV, and pursuant to the Notice of Default and Election to Sell thereunder recorded 08/22/2007 as Instrument No. 707945 (or Book, Page) of said Official Records, will sell on 01/02/2008 at 1:00 P.M. 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 more fully described in Exhibit A attached hereto and made a part hereof.

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

1405 SOTHEBY COURT GARNERVILLE, NV 89410

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

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The estimated 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 publications of the Notice of Sale is \$222,765.91. 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, 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 balance 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. The lender is unable to validate the condition, defects or disclosure issues of said property and Buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing said receipt.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

Date: 11/28/2007

National Default Servicing Corporation 2525 East Camelback Road, Suite 200 Phoenix, AZ 85016

602-264-6101

Sales Line: 714-259-7850 Sales Website: www.ndscorp.com/sales

JAN/CLAXTON, TRUSTEE SALES REPRESENTATIVE

BK- 1207 PG- 1110

Exhibit A

NDSC Notice of Sale Addendum

NDSC No.

07-31019-FF-NV

LOAN NO.

1044302622

PROP. ADDRESS

1405 SOTHEBY COURT GARNERVILLE, NV 89410

COUNTY

DOUGLAS

LEGAL DESCRIPTION:

LOT 82, IN BLOCK L, AS SET FORTH ON FINAL SUBDIVISION MAP FSM-1006, OF CHICHESTER ESTATES PHASE I, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 12, 1995, IN BOOK 995, AT PAGE 1407, AS DOCUMENT NO. 370215 AND AMENDED BY CERTIFCATION OF AMENDMENT RECORDED MARCH 5, 1997, IN BOOK 397, PAGE 654, AS DOCUMENT NO. 407852, AND FURTHER AMENDED BY CERTIFICATION OF AMENDMENT RECORDED JULY 17, 2001, AS DOCUMENT NO. 518480, OF OFFICIAL RECORDS.

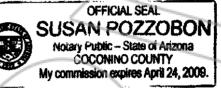
1207 1111

PG-

STATE OF ARIZONA **COUNTY OF MARICOPA**

on 11/28	00		
On	, 20 <u>07</u> , before me,	Susan Pozzobon	, a Notary Public for
said State, personally	appeared Jan Claxton	personally kr	nown to me (or proved to me or
the basis of satisfactor	ry evidence) to be the pe	rson(s) whose name(s)	is/are subscribed to the within
instrument and acknow	wledged to me that he/sh	e/they executed the sar	me in his/her/their authorized
capacity(ies), and that	by his/her/their signature	e(s) on the instrument the	ne person(s), or the entity upon
hehalf of which the ne	reon(s) acted, executed t	the instrument	\ \

WITNESS MY HAND AND OFFICIAL SEAL



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