

DOC # 714583
12/10/2007 11:50AM Deputy: DW
OFFICIAL RECORD
Requested By:
STEWART TITLE - DOUGLAS
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-1207 PG-1929 RPTT: 0.00

RECORDING REQUESTED BY
BUTLER & HOSCH, P.A.

AND WHEN RECORDED MAIL TO
BUTLER & HOSCH, P.A.
38713 Tierra Subida
Unit 200 #609
Palmdale, CA 93551-4562



060502191

Title Order No. 6890400 Trustee Sale No. 244440 Loan No. 2028456 APN 1220-21-710-190

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/26/2006. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 01/02/2008 at 01:00PM, FIDELITY NATIONAL TITLE INSURANCE COMPANY C/O BUTLER & HOSCH, P.A. as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 01/31/2006 AS INSTRUMENT #0666970 of official records in the Office of the Recorder of Douglas County, Nevada, executed by: LARRY M WETZEL AND CARLA D WETZEL, HUSBAND AND WIFE, AS JOINT TENANTS as Trustor, LASALLE BANK, N.A. AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-WMC2 as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by 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). At: THE 8TH ST. ENTRANCE TO THE COUNTY ADMINISTRATION BUILDING 1616 8TH ST., 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, Nevada describing the land therein: LOT 422 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY NEVADA, ON MARCH 27, 1974, IN BOOK 374, PAGE 676, AS DOCUMENT NO. 72456.

This property is sold as-is, 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.

The street address and other common designation, if any, of the real property described above is purported to be: 1354 PATRICIA DRIVE, GARDNERVILLE, NV 89460.

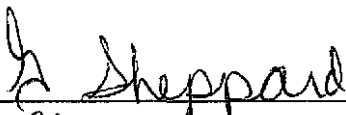
The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal 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 the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$317,544.77 (Estimated)
Accrued interest and additional advances, if any, will increase this figure prior to sale.

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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 and more than three months have elapsed since such recordation.

Date: 12/5/07

FIDELITY NATIONAL TITLE INSURANCE COMPANY, TRUSTEE
C/O: BUTLER & HOSCH, P.A., AS AGENT FOR BENEFICIARY
38713 Tierra Subida
Unit 200 #609
Palmdale, CA 93551-4562
(661) 273-3717
SALE INFO (714)573-1965



G. Sheppard



Attached to NOS
Loan #: 2028456
File #: 6890400

STATE OF California
COUNTY OF Orange

On 12-06-07 before me, **Jejara Garciani**, a Notary Public in and for said county, personally appeared **Gerri Sheppard** personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public in and for said County and State

