

DOC # 726157  
07/02/2008 10:36AM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 2 Fee: 40.00  
BK-708 PG-338 RPTT: 0.00



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

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO  
SOCIAL SECURITY NUMBER CONTAINED IN THIS DOCUMENT.

Trustee Sale No. 1140883-04

Space Above This Line For Recorder's Use

3074500-10

## NOTICE OF TRUSTEE'S SALE

APN: 1420-28-310-032 TRA: 500  
REF: DEAN, RONALD

LOAN NO: XXXXXX6419  
INS PMI #65941290

### IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED July 22, 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 July 23, 2008, at 1:00pm, CAL-WESTERN RECONVEYANCE CORPORATION, as duly appointed trustee under and pursuant to Deed of Trust recorded August 01, 2005, as Inst. No. 0651038, in book 0805, page 00245, of Official Records in the office of the County Recorder of DOUGLAS County, State of NEVADA executed by:

**RONALD C DEAN AND ALLISON M DEAN, HUSBAND AND WIFE AS, COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

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 57, BLOCK C, AS SET FORTH ON THE MAP OF SARATOGA SPRINGS ESTATES UNIT NO. 4, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON MAY 19, 2000, IN BOOK 0500, PAGE 4445, AS DOCUMENT NO.492337, OFFICIAL RECORDS.**

**NOTICE OF TRUSTEE'S SALE**

Loan: XXXXXX6419  
T.S. No: 1140883-04

The street address and other common designation, if any, of the real property described above is purported to be:  
**2888 HOT SPRINGS ROAD  
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: **\$488,212.57**

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: June 30, 2008

By: Wendy V. Perry  
Wendy V. Perry, A.V.P.

State of CALIFORNIA  
County of SAN DIEGO

**Bernis M. Gonyea**

On **JUN 30 2008** before me, Bernis M. Gonyea  
a Notary Public in and for said State, personally appeared Wendy V. Perry, A.V.P.

who 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. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature [Signature]

