

DOC # 728134
08/07/2008 11:17AM Deputy: PK
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 4 Fee: 17.00
BK-808 PG-1176 RPTT: 0.00



WHEN RECORDED MAIL TO:
RECONTRUST COMPANY
2380 Performance Dr, RGV-D7-450
Richardson, TX 75082

TS No. 08-45140
Title Order No. 3720908

APN No.:1220-04-514-004

NEVADA NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/06/2005. 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.

Notice is hereby given that RECONTRUST COMPANY, as duly appointed trustee pursuant to the Deed of Trust executed by DIANA R. FOWLER AND JESSE K. FOWLER, WIFE AND HUSBAND AS JOINT TENANTS, dated 12/06/2005 and recorded 12/12/2005, as Instrument No. 0663152, in Book , Page , of Official Records in the office of the County Recorder of DOUGLAS County, State of Nevada, will sell on 08/26/2008 at 01:00 PM, at At the main entrance of the Douglas County Judicial Building located at 1625 8th St., 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: 1384 ANTARES AVENUE, GARDNERVILLE, NV 89410. 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 \$230,333.82. 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: August 06, 2008
RECONTRUST COMPANY, Trustee
2380 Performance Dr, RGV-D7-450
Richardson, TX 75082
Phone (800) 281-8219
Sale Information (626) 927-4399

By Sandie Salinas-Martinez
Sandie Salinas-Martinez, 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)



BK-808
PG-1177

TS # 08-45140
PUB# 1006.32279
LOAN TYPE: CONV

"EXHIBIT A"

LEGAL DESCRIPTION

LOT 80 CARSON VALLEY ESTATES UNIT NO. 4, FILED FOR RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF DOULAS COUNTY, NEVADA, ON
MARCH 22, 1972, AS DOCUMENT NO. 5831.
APN:1220-04-514-004

Form legaldesc (07/01)



BK-808
PG-1178

STATE OF TEXAS

COUNTY OF DALLAS

On 08.06.08 before me, ^{*KWG*} Khadija W. Gulley, Notary Public, personally appeared Sandie Salinas-Martinez, 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.

Khadija W. Gulley



BK-808
PG-1179