

DOC # 729436
09/05/2008 11:38AM Deputy: GB
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 4 Fee: 17.00
BK-908 PG-1030 RPTT: 0.00



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

TS No. 08-0056605
Title Order No. 3755670

APN No.:1220-15-110-086

NEVADA NOTICE OF TRUSTEE'S SALE

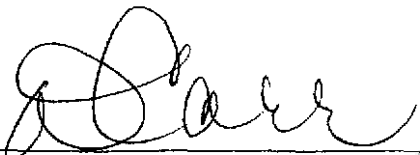
YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/26/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Notice is hereby given that RECONTRUST COMPANY, as duly appointed trustee pursuant to the Deed of Trust executed by MICHAEL T EPPS, AN UNMARRIED MAN, dated 07/26/2007 and recorded 08/02/2007, as Instrument No. 0706864, in Book 0807, Page 01104, of Official Records in the office of the County Recorder of DOUGLAS County, State of Nevada, will sell on 09/24/2008 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: 946 DRESSLERVILLE 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 \$383,543.65. 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: September 04, 2008
RECONTRUST COMPANY, Trustee
2380 Performance Dr, RGV-D7-450
Richardson, TX 75082
Phone/Sale Information (800) 281-8219

By: 
Deborra Carr, 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-908
PG-1031

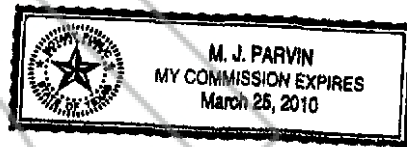
STATE OF TEXAS

COUNTY OF DALLAS

On 9/4/08 before me, M.J. Parvin, Notary Public,
personally appeared Deborra Carr, 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/authorizes 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.

M.J. Parvin



BK-908
PG-1032

TS # 08-0056605

PUB# 2859993

LOAN TYPE: CONV

**"EXHIBIT A"
LEGAL DESCRIPTION**

LOT 10, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON JUNE 1, 1965, AS DOCUMENT NO. 28309, AND ON JUNE 4, 1965, AS DOCUMENT NO. 28377.
APN:1220-15-110-086

Form legaldesc (07/01)



BK-908
PG-1033