

DOC # 732375
11/03/2008 03:58PM Deputy: KE
OFFICIAL RECORD

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

First American Title

Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-1108 PG-239 RPTT: 0.00



Trustee Sale No. 1158822-11

Space Above This Line For Recorder's Use

3815836-LS

NOTICE OF TRUSTEE'S SALE

APN: 1319-30-632-003 TRA:
REF: YEAGER, CALVIN T

LOAN NO: XXXXXX4328
UNVER

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED July 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.

On November 19, 2008, at 1:00pm, CAL-WESTERN RECONVEYANCE CORPORATION, as duly appointed trustee under and pursuant to Deed of Trust recorded July 11, 2005, as Inst. No. 0649330, in book XX, page XX, of Official Records in the office of the County Recorder of DOUGLAS County, State of NEVADA executed by:
CALVIN T. YEAGER, JR., AN UNMARRIED MAN

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:

UNIT C OF CONDOMINIUM NO. 71, AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 71, TAHOE VILLAGE NO. 1, FILED FOR RECORD FEBRUARY 22, 1979 IN BOOK 279, PAGE 1224 AS DOCUMENT NO. 30116 AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

The undersigned hereby affirms that there is no
Social Security number contained in this document.

NOTICE OF TRUSTEE'S SALE

Loan: XXXXXX4328
T.S. No: 1158822-11

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

**376 QUAKING ASPEN LANE UNIT C
STATELINE NV 89449**

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: **\$252,356.00**

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: **October 29, 2008**

By:


Authorized Signature
Yvonne J. Wheeler, A.V.P.

State of CALIFORNIA
County of SAN DIEGO

Linda Jo Davis

On 10/29/08 before me, _____
a Notary Public in and for said State, personally appeared Yvonne J. Wheeler, 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 _____

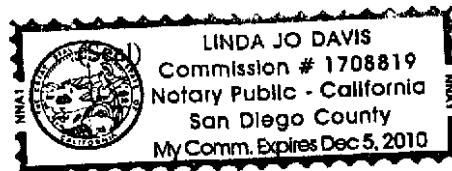


EXHIBIT A

THE LAND IS SITUATED IN CITY OF STATELINE, COUNTY OF DOUGLAS STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:

UNIT C OF CONDOMINIUM NO. 71, AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 71, TAHOE VILLAGE NO. 1, FILED FOR RECORD FEBRUARY 22, 1979 IN BOOK 279, PAGE 1224 AS DOCUMENT NO. 30116, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

TOGETHER WITH UNDIVIDED 1/4TH INTEREST IN AND TO THOSE PORTIONS DESIGNATED AS COMMON AREAS OF CONDOMINIUM NO. 71, BE A CONDOMINIUM MAP OF LOT 71, TAHOE VILLAGE NO. 1, FILED FOR RECORD FEBRUARY 22, 1979 IN BOOK 279, PAGE 1224 AS DOCUMENT NO. 30116, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

