

DOC # 732378
11/03/2008 04:00PM Deputy: KE
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-1108 PG-247 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

First American Title



Trustee Sale No. 1159643-04

Space Above This Line For Recorder's Use

302176745 **NOTICE OF TRUSTEE'S SALE**

APN: 1220-08-802-006 TRA:
REF: BARKLEY, ADAM

LOAN NO: XXXXXX9982
UNVER

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **September 01, 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 26, 2008**, at **1:00pm**, **CAL-WESTERN RECONVEYANCE CORPORATION**, as duly appointed trustee under and pursuant to Deed of Trust recorded **September 19, 2005**, as Inst. No. **0655451**, in book **XX**, page **XX**, of Official Records in the office of the County Recorder of **DOUGLAS** County, State of **NEVADA** executed by:

DAM M BARKLEY AND DANNA C BARKLEY HUSBAND AND WIFE JOINT TENANTS

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:

THAT PORTION OF SECTION 8, TOWNSHIP 12, RANGE 20, MOUNT DIABLO BASE AND MERIDIAN DESCRIBED AS FOLLOWS: PARCEL 1: PARCEL D, AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR PHILLIP D. MCKINNON ET UX, FILED FOR RECORD 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: XXXXXX9982
T.S. No: 1159643-04

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

**1180 BIG JAKE CT
GARDNERVILLE NV 89410**

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: **\$484,083.01**

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 31, 2008

By: 
Authorized Signature
Lorrie Womack, A.V.P.

State of CALIFORNIA
County of SAN DIEGO

On 10/31/08 before me, Linda Jo Davis
a Notary Public in and for said State, personally appeared Lorrie Womack, 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 

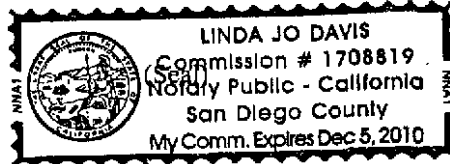


EXHIBIT A

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

THAT PORTION OF SECTION 8, TOWNSHIP 12, RANGE 20, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL D, AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR PHILLIP D. MCKINNON ET UX, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JANUARY 27, 1976, AS DOCUMENT NO. 86935.

PARCEL 2:

A THIRTY-FOOT (30') WIDE STRIP OF LAND FOR PRIVATE ACCESS PURPOSES LOCATED WITHIN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL B AS SHOWN ON THE PARCEL MAP FOR PHILLIP D. MCKINNON AND CHARLOTTE A. MCKINNON, RECORDED JANUARY 27, 1976, AT PAGE 822 AS DOCUMENT NO. 86935, DOUGLAS COUNTY, NEVADA, RECORDERS OFFICE;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL B, NORTH 89°06'00 WEST, 30.00 FEET;

THENCE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINES OF PARCELS B AND C PER SAID PARCEL MAP DOCUMENT NO. 86935, NORTH 00°58'30" EAST, 208.53 FEET TO THE NORTH LINE OF SAID PARCEL C;

THENCE ALONG SAID NORTH LINE, SOUTH 89°06'00" EAST, 30.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL C;

THENCE ALONG SAID EAST LINES, SOUTH 00°58'30" WEST, 208.53 FEET TO THE POINT OF BEGINNING.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED FEBRUARY 8, 2005, BOOK 0205, PAGE 2862, AS FILE NO. 0636282, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 3:

A 40 FOOT WIDE PRIVATE ROAD EASEMENT AS SHOWN ON LOT 14, AS SET FORTH ON THE MAP FOR SILVERRANCH SUBDIVISION, PHASE 8, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON MAY 7, 2004, IN BOOK 0504 OF OFFICIAL RECORDS, PAGE 2789, AS DOCUMENT NO. 612542.

PARCEL 4:

A PUBLIC UTILITY EASEMENT OVER THAT PORTION OF LOT 14 OF SILVERRANCH PHASE 8 RECORDED IN BOOK 0504 AT PAGE 2789 AS FILE NO. 612542 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA SHOWN AS A "PRIVATE ROAD EASEMENT" (40 FEET IN WIDTH), AS SHOWN IN DOCUMENT RECORDED MARCH 11, 2005, IN BOOK 0305, PAGE 4305, DOCUMENT NO. 638635.

