

DOC # 734601
12/16/2008 01:47PM Deputy: DW
OFFICIAL RECORD
Requested By:
STEWART TITLE - DOUGLAS
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-1208 PG-3295 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



Trustee Sale No. 1168407-14

Space Above This Line For Recorder's Use

1011612

NOTICE OF TRUSTEE'S SALE

APN: 1318-23-810-104 TRA:
REF: BOYD, ANDREA

LOAN NO: XXXXXX7387
UNINS

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **October 20, 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 **January 07, 2009**, at **1:00pm**, **CAL-WESTERN RECONVEYANCE CORPORATION**, as duly appointed trustee under and pursuant to Deed of Trust recorded **October 31, 2005**, as Inst. No. **0659260**, in book **XX**, page **XX**, of Official Records in the office of the County Recorder of **DOUGLAS** County, State of **NEVADA** executed by:
SEAN T. BOYD AND ANDREA BOYD, 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:

PARCEL 1: LOT 11, BLOCK F AS SHOWN ON THE OFFICIAL MAP OF KINGSBURY MEADOWS SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 5, 1955 IN BOOK 1 OF MAPS AS DOCUMENT NO. 10542. MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

NOTICE OF TRUSTEE'S SALE

Loan: XXXXXX7387
T.S. No: 1168407-14

The street address and other common designation, if any, of the real property described above is purported to be:
**175 JUNIPER DRIVE
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: **\$635,977.71**

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: December 12, 2008

By: 
Authorized Signature
Susan Smothers, A.V.P.

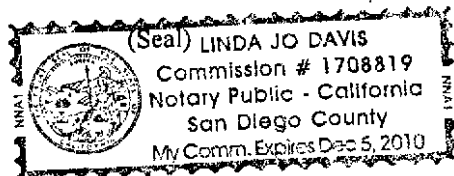
State of CALIFORNIA
County of SAN DIEGO

Linda Jo Davis

On 12/12/08 before me, _____
a Notary Public in and for said State, personally appeared _____ **Susan Smothers, 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 _____



TS# 1168407

EXHIBIT A

PARCEL 1:

Lot 11, Block F, as shown on the Official Map of Kingsbury Meadows Subdivision, recorded in the office of the County Recorder on July 5, 1955 in Book 1 of Maps as Document No. 10542.

PARCEL 2:

Non exclusive driveway easement across portion of lots 6,7,8,9 and 10 of Block F, Kingsbury Meadows as set forth in Grant of Easement recorded May 26, 1987 in Book 587 of official Records at Pages 2534 and 3537, Douglas County, Nevada as Document Nos. 155339 and 155340.



BK-1208
PG-3297