

DOC # 735986  
01/20/2009 08:54AM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
STEWART TITLE - DOUGLAS  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-109 PG-3318 RPTT: 0.00



RECORDING REQUESTED BY:  
Executive Trustee Services, LLC

AND WHEN RECORDED MAIL TO:  
Executive Trustee Services, LLC  
2255 North Ontario Street, Suite 400  
Burbank, California 91504-3120

1012396

APN: 1420-07-114-002  
T.S. No. GM-166301-C  
Loan No. 0655568892

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## NOTICE OF TRUSTEE'S SALE


**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/3/2005. 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.**

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by the duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. This property is sold as-is, lender is unable to validate the condition, defects or disclosure issues of said property and Buyer waives the disclosure requirements under NRS 113.130 by purchasing at this sale and signing said receipt. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein.

TRUSTOR: **JAMES A. POWELL III and SUZANNE M. POWELL, HUSBAND AND WIFE**  
Recorded **7/5/2005** as Instrument No. **0648667** in Book **0705**, page **1298** of Official Records in the office of the Recorder of **Douglas** County, Nevada,  
Date of Sale: **2/11/2009** at **1:00 PM**  
Place of Sale: **At the 8th Street entrance to the County Courthouse, 1616 Eighth Street, Minden, Nevada**  
Property Address is purported to be: **880 VALLEY VISTA DRIVE  
CARSON CITY, Nevada 89705**

The total amount secured by said instrument as of the time of initial publication of this notice is **\$256,510.09**, which includes the total amount of the unpaid balance (including accrued and unpaid interest) and reasonable estimated costs, expenses, and advances at the time of initial publication of this notice.

Date: **1/16/2009**

**Executive Trustee Services, LLC,  
2255 North Ontario Street, Suite 400,  
Burbank, California 91504-3120  
Sales Office: 714-730-2727**  
  
Illeana Petersen, Limited Signing Officer

State of California ) SS.  
County of Los Angeles )

On 1/16/2009 before me, **Christine E. Gomez-Schwab** Notary Public, personally appeared **ILEANNA PETERSEN** 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  (Seal)  
**Christine E. Gomez-Schwab**



BK-109  
PG-3319