

DOC # 736232
01/22/2009 03:39PM Deputy: GB
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-109 PG-4328 RPTT: 0.00



WHEN RECORDED MAIL TO:
RECONTRUST COMPANY
2380 Performance Dr, TX2-985-07-03
Richardson, TX 75082

TS No. 08-0105867
Title Order No. 3894112
APN No.:1220-21-810-016

NEVADA NOTICE OF TRUSTEE'S SALE


YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/20/2006. 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 ARTHUR J VANO A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, dated 07/20/2006 and recorded 07/25/2006, as Instrument No. 0680533, in Book 0706, Page 8831, of Official Records in the office of the County Recorder of DOUGLAS County, State of Nevada, will sell on 02/11/2009 at 01:00 PM, at at the main entrance of the Douglas County Judicial Building located at 1625 8th St., 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: 630 JOETTE DRIVE, 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 \$289,693.62. 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: January 21, 2009
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.



TS # 08-0105867

PUB# 1006.42302

LOAN TYPE: CONV

**"EXHIBIT A"
LEGAL DESCRIPTION**

LOT 107, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974,
AS DOCUMENT NO. 72456.



BK-109
PG-4330

STATE OF TEXAS

COUNTY OF DALLAS

On January 21st, 2009 before me, Khadija W Gulley, 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.

Khadija W Gulley



BK-109
PG-4331