

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. 1173334-14

Space Above This Line For Recorder's Use

080028908

1012703

NOTICE OF TRUSTEE'S SALE

APN: 1121-05-512-001 TRA:
REF: COSTA, CY

LOAN NO: XXXXXX8651
INS

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **May 24, 2007**. 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 **February 18, 2009**, at **1:00pm**, **CAL-WESTERN RECONVEYANCE CORPORATION**, as duly appointed trustee under and pursuant to Deed of Trust recorded **June 04, 2007**, as Inst. No. **0702364**, in book **XX**, page **XX**, of Official Records in the office of the County Recorder of **DOUGLAS** County, State of **NEVADA** executed by:

CY COSTA AND STACY R COSTA HUSBAND AND WIFE AS 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:

THE LEASEHOLD ESTATE CREATED BY THE SUB-LEASE EXECUTED BY JOHNSON DEVELOPMENT LLC, A NEVADA LIMITED LIABILITY CO., AS LESSOR, TO CY COSTA AND STACEY COSTA, HUSBAND AND WIFE AS JOINT TENANTS, AS LESSEE, FOR THE TERM AND UPON THE TERM MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

DOC # 736500
01/27/2009 03:36PM Deputy: PK
OFFICIAL RECORD
Requested By:
STEWART TITLE - DOUGLAS
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-109 PG-5512 RPTT: 0.00



NOTICE OF TRUSTEE'S SALE

Loan: XXXXXX8651
T.S. No: 1173334-14

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

**234 WALKER STREET
GARDNERVILLE NV 89410**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

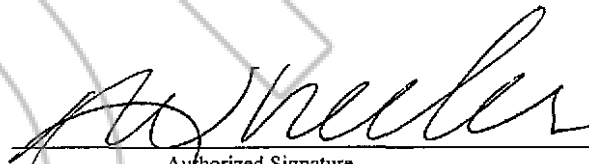
Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said 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: **\$259,726.77**

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: **January 26, 2009**

By:


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

State of CALIFORNIA
County of SAN DIEGO

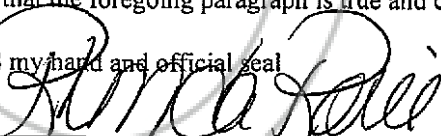
Rhonda Rorie

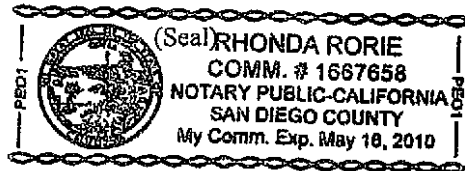
On 1/26/09 before me, _____
a Notary Public in and for said State, personally appeared Yvonne J. Wheeler, A.V.P.

_____, 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/het/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# 1173334

EXHIBIT A

LEGAL DESCRIPTION

The Leasehold Estate created by the sub-lease executed by JOHNSON DEVELOPMENT LLC, A NEVADA LIMITED LIABILITY CO., as Lessor, to CY COSTA AND STACEY COSTA, HUSBAND AND WIFE AS JOINT TENANTS, as Lessee, for the term and upon the terms and conditions contained in said lease recorded January 6, 2004, in Book 0104, at Page 01136, as Document No. 0601297, the following described premises to wit:

Lot 54, as set forth on Amended Record of Survey of PINEVIEW DEVELOPMENT, UNIT NO. 3, being filed for record with the Douglas County Recorder on September 10, 2002, in Book 0902, Page 2510, as Document No. 551762.

ASSESSOR'S PARCEL NO. 1121-05-512-001

