

Apnt# 1220-22-310-035

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY  
When Recorded Mail to:  
CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004



Trustee Sale No. 1133784-02

DOC # 738482  
02/25/2009 10:35AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: 15.00  
BK-209 PG-6255 RPTT: 0.00



Space Above This Line For Recorder's Use

3796604-LS **NOTICE OF TRUSTEE'S SALE**

APN: 1220-22-310-035 TRA: 530  
REF: BOWER, EVAN D.

LOAN NO: XXXXXX4540  
UNINS

**IMPORTANT NOTICE TO PROPERTY OWNER:**

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **September 03, 2003**. 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 **March 18, 2009**, at **1:00pm**, **CAL-WESTERN RECONVEYANCE CORPORATION**, as duly appointed trustee under and pursuant to Deed of Trust recorded **September 09, 2003**, as Inst. No. **0589303**, in book **0903**, page **04295**, of Official Records in the office of the County Recorder of **DOUGLAS** County, State of **NEVADA** executed by:  
**EVAN D. BOWER, AN UNMARRIED MAN**

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:

**LOT 625, 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, IN BOOK 374, PAGE 676, AS DOCUMENT NO. 72456.**

**The undersigned hereby affirms that there is no Social Security number contained in this document.**

**NOTICE OF TRUSTEE'S SALE**

Loan: XXXXXX4540  
T.S. No: 1133784-02

The street address and other common designation, if any, of the real property described above is purported to be:  
**694 BOWLES LANE  
GARDNERVILLE NV 89460**

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: **\$69,564.88**

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: February 16, 2009

By:

C. Archuleta  
Authorized Signature  
**C. Archuleta, A.V.P.**

State of CALIFORNIA  
County of SAN DIEGO

**Linda Jo Davis**

On 2/16/09 before me, \_\_\_\_\_  
a Notary Public in and for said State, personally appeared \_\_\_\_\_ **C. Archuleta, 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 \_\_\_\_\_

