

DOC # 739030
03/06/2009 08:27AM Deputy: DW
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-309 PG-955 RPTT: 0.00

APN#: 1418-27-601-004

AND WHEN RECORDED MAIL TO
CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: CA2-4379
Chatsworth, CA 91311



Space above this line for recorder's use only
Title Order No. 080108834-NV-GSO Trustee Sale No. 129624NV Loan No. 5303355845

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/12/2005. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 04/01/2009 at 01:00 PM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 12/19/2005, Book 1205, Page 8697, Instrument 0663799 of official records in the Office of the Recorder of DOUGLAS County, Nevada, executed by: JOHN MADDEN HEIZER JR, AN UNMARRIED MAN as Trustor, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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). At: AT THE 8TH STREET ENTRANCE TO THE COUNTY ADMINISTRATION BUILDING, 1616 8TH ST., MINDEN, NV all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, Nevada describing the land therein: A PORTION OF THE NORTH 1/2 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 18 EST, M.D.B.&M., DOUGLAS COUNTY, NEVADA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT TA POINT ON THE EAST LINE OF SAID SECTION 27 WHICH BEARS NORTH 0001'34 EST, 332.00 FEET FROM THE EAST 1/4 CORNER THEREOF, AS SHOWN ON THE RECORD OF SURVEY FOR JOHN HEISER, DOCUMENT NO 168928 OF THE DOUGLAS COUNTY RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 47'38" WEST, 418.52 FEET ALONG THE SOUTHERLY LINE OF PARCEL 3 OF SAID RECORD OF SURVEY TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 47'38" EAST, 4.48 FEET ALONG SAID SCOFIELD PARCEL LINE OT THE NORTHEAST LINE OF SAID SCOFIELD PARCEL TO THE EASTERLY RIGHT -OF-WAY LINE OF US HIGHWAY 580; THENCE NORTH 47

DEGREES 54°03" EAST, 1079.99 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO A 4X4 POST MARKED N.H.D R'W; THENCE NORTH 56 DEGREES 12'26" EAST, 53.73 FEET ALONG SAID EASTERLY RIGHT -OF-WAY LINE, TO A 6X6 CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT; THENCE SOUTH 39 DEGREES 07'26" EAST, 4.60 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO A 6X6 CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 229.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 18'55" AND A RADIUS OF 680.00 FEET (CHORD BEARS NORTH 40 DEGREES 45'09" EAST, 228.15 FEET), TO THE NORTHWEST CORNER OF PARCEL 4 OF SAID RECORD OF SURVEY; THENCE SOUTH 89 DEGREES 47'38" EAST, 334.30 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 4; THENCE SOUTH 00 DEGREES 12'22" WEST, 143.00 FEET TO THE NORTHERLY LINE OF PARCEL 3 OF SAID RECORD OF SURVEY; THENCE SOUTH 89 DEGREES 47'38" EAST, 1610.05 FEET ALONG THE NORTHERLY LINE OF PARCEL 3 OF SAID RECORD OF SURVEY; THENCE SOUTH 00 DEGREES 12'22" WEST 132.00 FEET TO THE POINT OF BEGINNING

The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1461 HIGHWAY 50, GLENBROOK, NV 89413.



BK-309
PG-956

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 made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$719,151.04 (Estimated)

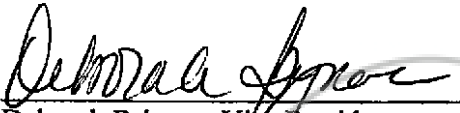
Accrued interest and additional advances, if any, will increase this figure prior to sale.

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 and more than three months have elapsed since such recordation.

Sale information: (714) 259-7850 or www.fidelityasap.com or (714) 573-1965 or www.priorityposting.com

Date: 03-05-2009

CALIFORNIA RECONVEYANCE COMPANY, as Trustee


Deborah Brignac, Vice President

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 03-05-2009 before me, C. LUCAS, "Notary Public" personally appeared DEBORAH BRIGNAC, 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)

