

DOC # 739815
03/18/2009 03:34PM Deputy: DW
OFFICIAL RECORD
Requested By:
LSI TITLE AGENCY INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-309 PG-4456 RPTT: 0.00

APN#: 1420-18-214-089

RECORDING REQUESTED BY:



WHEN RECORDED MAIL TO:

CAL-WESTERN RECONVEYANCE CORPORATION
P.O. BOX 22004
525 East Main Street
El Cajon, CA 92022-9004

The Undersigned Hereby Affirms That There Is No Social Security Number
Contained In This Document.

NOTICE OF TRUSTEE'S SALE

TITLE OF DOCUMENT

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. 1179488-11

Space Above This Line For Recorder's Use

NOTICE OF TRUSTEE'S SALE

APN: 1420-18-214-089 TRA:
REF: RISNER, NANCY L

LOAN NO: XXXXXX8641
UNVER

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED April 11, 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.

On March 11, 2009, at 1:00pm, CAL-WESTERN RECONVEYANCE CORPORATION, as duly appointed trustee under and pursuant to Deed of Trust recorded April 20, 2006, as Inst. No. 0673127, in book 0406, page 6977, of Official Records in the office of the County Recorder of DOUGLAS County, State of NEVADA executed by:

NANCY L RISNER AND DENNIS W RISNER WIFE AND HUSBAND

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 93, BLOCK F, AS SHOWN ON THE MAP OF SILVERADO HEIGHTS
SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 18, 1978, AS DOCUMENT NO. 25326, AND
CERTIFICATE OF AMENDMENT. MORE COMPLETELY DESCRIBED IN ATTACHED
EXHIBIT A.**



NOTICE OF TRUSTEE'S SALE

Loan: XXXXXX8641
T.S. No: 1179488-11

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

867 FOLSOM CT
CARSON CITY NV 89705

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: \$230,190.47

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: March 17, 2009

By: [Signature]
Authorized Signature
Susan Smothers, A.V.P.

State of CALIFORNIA
County of SAN DIEGO

Linda Jo Davis

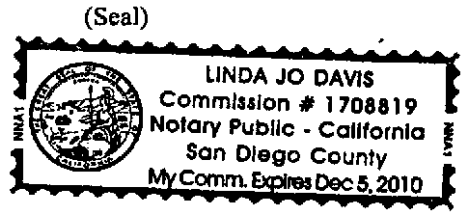
On 3/17/09 before me, _____
a Notary Public in and for said State, personally appeared _____

Susan Smothers, 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 [Signature]



TS# 1179488

EXHIBIT A

Lot 93, Block F, as shown on the map of SILVERADO HEIGHTS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, on September 18, 1978, as Document No. 25326, and Certificate of Amendment of the final plat of said subdivision recorded August 23, 1979, in Book 879 of Official Records at Page 1725, Douglas County, Nevada, as Document No. 35885, and Certificate of Amendment of the final plat of said subdivision recorded October 13, 1979, in Book 1079 of Official Records, at Page 1039, Douglas County, Nevada, as Document No. 37638.

