

Apn#: 1220-03-212-003
Recording Requested By:
FIRST AMERICAN TITLE INSURANCE
COMPANY

DOC # 739923
03/20/2009 11:25AM Deputy: DW
OFFICIAL RECORD
Requested By:
FIRST AMERICAN NATIONAL
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 42.00
BK-309 PG-4860 RPTT: 0.00



When Recorded Mail To:
FIRST AMERICAN LOANSTAR TRUSTEE SVCS
1 FIRST AMERICAN WAY
WESTLAKE, TX 76262

3945131

TS No.: 20089019206689
FHA/VA/PMI No.:
APN: 1220-03-212-003

Space above this line for Recorder's use only

NEVADA

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/03/2006. 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 4/15/2009 at 1:00 P.M., FIRST AMERICAN LOANSTAR TRUSTEE SERVICES, L.L.C., as duly appointed Trustee under and pursuant to Deed of Trust recorded 4/7/2006, as Instrument No. 0672367, in book , page , of Official records in the Office of the County Recorder of DOUGLAS County, State of NEVADA. Executed by:

JAMES D WALDEN

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized, (Payable at time of sale in lawful money of the United States) AT THE 8TH STREET ENTRANCE TO THE COUNTY ADMINISTRATION BUILDING, 1616 8TH STREET, 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 and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 1220-03-212-003.

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

1401 SUGAR MAPLE AVE, GARDNERVILL, NV 89410

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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

TS No.: 20089019206689

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 said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created 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 \$218,038.19. 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.

THIS PROPERTY IS SOLD AS-IS, THE LENDER AND ITS ASSETS ARE UNABLE TO VALIDATE THE CONDITION, DEFECTS OR DISCLOSURE ISSUES OF SAID PROPERTY AND BUYER WAIVES THE DISCLOSURE REQUIREMENT UNDER NRS 113.130 BY PURCHASING THIS SALE AND SIGNING SAID RECEIPT.

First American Title Insurance Company
First American LoanStar Trustee Services, L.L.C.
3 First American Way
Santa Ana, CA 92707

Date: 3/19/2009

Wendy Randall

WENDY RANDALL - FOR TRUSTEE'S SALE
INFORMATION PLEASE CALL 714-573-7777

FIRST AMERICAN LOANSTAR TRUSTEE SERVICES, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

State of TEXAS }
County of DALLAS } §

On _____ before me _____ Notary Public, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be 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.

WITNESS my hand and official seal.

Signature: _____ (Seal)
Notary Public In and for said County and State

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE } SS

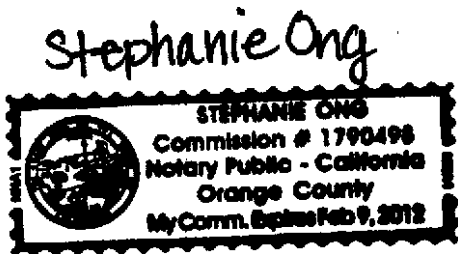
On 3/19/2009 Before me, STEPHANIE ONG,

NOTARY PUBLIC, personally appeared WENDY RANDALL
NAME(S) OF SIGNER(S)

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.



Comm. Exp. Feb. 9, 2012

[Signature]
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

INDIVIDUAL
CORPORATE OFFICER

TITLE OR TYPE OF DOCUMENT

TITLE(S)

NUMBER OF PAGES

PARTNER(S)
LIMITED OR GENERAL
ATTORNEY-IN-FACT
TRUSTEE(S)
GUARDIAN/CONSERVATOR
OTHER:

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)



BK-309
PG-4862

EXHIBIT A

THE LAND IS SITUATED IN TOWN OF GARDNERVILLE, COUNTY OF DOUGLAS STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:

LOT 3, BLOCK A, AS SET FORTH ON FINAL SUBDIVISION MAP LDA 01-047, PLANNED UNIT DEVELOPMENT FOR ARBOR GARDENS, PHASE 3, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON NOVEMBER 19, 2004, BOOK 1104, PAGE 9523, AS DOCUMENT NO. 629883, AND BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 30, 2005, BOOK 0805, PAGE 14668, AS DOCUMENT NO. 653714.

COPY



BK-309
PG-4863