

Apn#: 1220-17-401-008  
Recording Requested By:  
FIRST AMERICAN TITLE INSURANCE  
COMPANY

DOC # 740609  
03/31/2009 03:38PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN NATIONAL  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: 18.00  
BK-309 PG-8126 RPTT: 0.00



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

3945126

TS No.: 20089019206684  
FHA/VA/PMI No.:  
APN: 1220-17-401-008

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 11/11/2005. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 4/22/2009 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 11/18/2005, as Instrument No. 0661048, in book 1105, page 8310, of Official records in the Office of the County Recorder of DOUGLAS County, State of NEVADA. Executed by:

**DENNIS M HOPE  
TERESA D HOPE**

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# 1220-17-401-008.

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

1036 KIMMERLING RD, GARDNERVILLE, NV 89460

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.: 20089019206684

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 \$798,491.07. 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: 3/31/2009

*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



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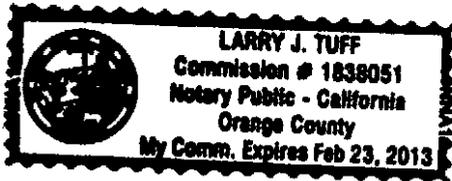
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

STATE OF CALIFORNIA

COUNTY OF ORANGE } SS

On 3/31/2009 Before me, LARRY J. TUFF,

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.

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)



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**EXHIBIT A**

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

**PARCEL 1**

**A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF LOT 2, TIERRA LINDA ESTATES SUBDIVISION, AS RECORDED,**

**THENCE SOUTH 0°23'30" EAST ALONG THE WEST SIDE OF THE SAID TIERRA LINDA ESTATES SUBDIVISION, A DISTANCE OF 815.68 FEET;**

**THENCE SOUTH 89°52'30" WEST, A DISTANCE OF 330 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 89°52'30" WEST, A DISTANCE OF 425.39 FEET TO A POINT;**

**THENCE NORTH 0°22'28" WEST, A DISTANCE OF 379.90 FEET TO A POINT WHICH IS THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO JERRY WHITESIDE, ET UX, IN DEED RECORDED OCTOBER 7, 1971, IN BOOK 92, PAGE 184, DOCUMENT NO. 54835, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;**

**THENCE SOUTH 88°11'45" EAST, A DISTANCE OF 428.65 FEET TO A POINT, WHICH IS THE SOUTHEAST CORNER OF THE WHITESIDE PARCEL;**

**THENCE SOUTH 3°29'20" WEST, A DISTANCE OF 50 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO BRUCE D. KINGSLAND, ET UX, IN DEED RECORDED OCTOBER 6, 1971, IN BOOK 92, PAGE 121, DOCUMENT NO. 54792, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;**

**THENCE SOUTH 0°23'30" EAST, A DISTANCE OF 330 FEET TO THE TRUE POINT OF BEGINNING.**

**PARCEL 2**

**TOGETHER WITH AN APPURTENANT NON-EXCLUSIVE RIGHT-OF-WAY FOR ROAD AND UTILITY PURPOSES 50 FEET IN WIDTH LYING EASTERLY OF, PARALLEL AND CONTIGUOUS TO THE HEREINAFTER DESCRIBED LINE LYING WHOLLY WITHIN THE SOUTHWEST 1/4, SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., SAID LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:**

**BEGINNING AT A POINT WHICH IS THE NORTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO BRUCE D. KINGSLAND, ET UX, IN DEED RECORDED OCTOBER 6, 1971, IN BOOK 92, PAGE 121, DOCUMENT NO. 54792, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;**

**THENCE NORTH 3°29'20" WEST ALONG THE WESTERLY BOUNDARY LINE OF THE PARCEL OF LAND CONVEYED TO JOHN C. GUNN, ET UX, IN DEED RECORDED MAY 6, 1971, IN BOOK 86, PAGE 500, DOCUMENT NO. 52618, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, A DISTANCE OF 220.36 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO RALPH R. MARTINI, ET UX, IN DEED RECORDED OCTOBER 12, 1970, IN BOOK 80, PAGE 176, DOCUMENT NO. 49790, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;**

**THENCE NORTH 0°22'38" EAST ALONG THE WESTERLY LINE OF THE MARTINI PARCEL, A DISTANCE OF 276.31 FEET TO THE POINT OF ENDING; SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VERDE WAY, AS IT NOW EXISTS.**

**PARCEL 3**

**TOGETHER WITH AN EXCLUSIVE ACCESS EASEMENT DESCRIBED AS FOLLOWS:**



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THAT PORTION OF LOT 1, IN BLOCK A, IN COUNTRY LANE SUBDIVISION RECORDED ON FEBRUARY 4, 1981, AS INSTRUMENT NO. 53226, IN BOOK 281, PAGE 242, IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID LOT 1;

THENCE NORTH 45°07'30" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF KIMMERLING DRIVE (80 FEET WIDE) 11.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 45°07'30" WEST ALONG SAID RIGHT-OF-WAY LINE, 18.00 FEET;

THENCE NORTH 44°52'30" EAST, 8.65 FEET;

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44°44'45" AND A RADIUS OF 29.00 FEET, AN ARC LENGTH OF 22.65 FEET;

THENCE NORTH 89°37'15" EAST 14.13 FEET TO THE EAST LINE OF SAID LOT 1;  
THENCE SOUTH 0°22'45" EAST ALONG SAID EAST LINE, 15.00 FEET; THENCE SOUTH 44°52'30" WEST, 4.26 FEET;

THENCE SOUTH 89°37'15" WEST 11.10 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44°44'45" AND A RADIUS OF 11.00 FEET, AN ARC LENGTH OF 8.59 FEET;

THENCE SOUTH 44°52'30" WEST, 8.65 FEET TO THE TRUE POINT OF BEGINNING.

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED ON JULY 16, 2002, IN BOOK 0702, AT PAGE 5013, AS DOCUMENT NO. 547266, OF OFFICIAL RECORDS.

NOTE; THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 1, 2005 IN BOOK 0205, PAGE 248, AS INSTRUMENT NO. 635747.

TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES, INCLUDING EASEMENTS AND WATER RIGHTS, IF ANY, THERETO BELONGING OR APPERTAINING, AND ANY REVERSIONS, REMAINDERS, RENTS, ISSUES OR PROFITS THEREOF.



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